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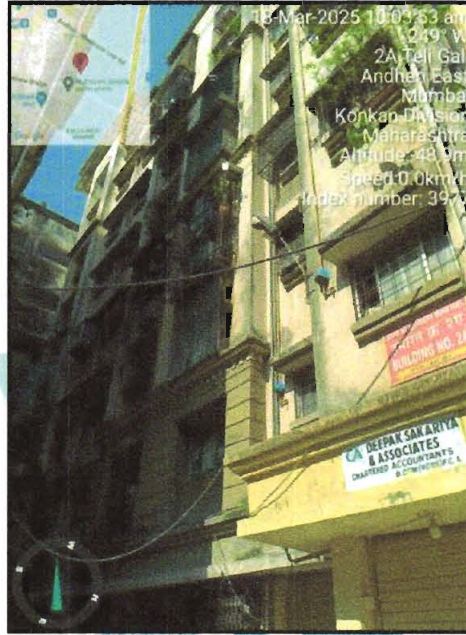
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Brijesh Kumar S. Pandey & Jyoti Patel**

Residential Flat No. 210, 2nd Floor, Building No 2A, "Apnagar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India.

Latitude Longitude : 19°6'57.8"N 72°51'3.1"E

Intended User:

Cosmos Bank

Andheri M V Road

Mathoshri CHSL, 196, Sir M V Road, Andheri East Mumbai 400069



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495919

✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 210, 2nd Floor, Building No 2A, "Apnagar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India belongs to **Mr. Brijesh Kumar S. Pandey & Jyoti Patel.**

Boundaries of the property

North	: Commercial Building
South	: Bombay High Court Guest House
East	: Building No. 1
West	: Omex Chamber

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 **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven 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.**

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: 2025.03.18 18:21:47 +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

Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Joipur |

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B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, Mumbai: 400072, (M.S), India

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Residential Flat No. 210, 2nd Floor, Building No 2A, "Apnagar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, 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 18.03.2025 for Housing Loan Purpose.
1	Date of inspection	18.03.2025
3	Name of the owner / owners	Mr. Brijesh Kumar S. Pandey & Jyoti Patel
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. 210, 2 nd Floor, Building No 2A, "Apnagar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India. Contact Person : Ms. Bhavana Bhavesh Wagela (Tenant) Contact No. 7007186256
6	Location, Street, ward no	Municipality Ward No - K/E, Near Saibaba Mandir, Saiwadi Village - Gundvali, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 412 to 414, 417 to 424 of Village - Gundvali
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. = 225.78 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Gundvali, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 069
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Bhavna Bhavesh Waghela from last 2024
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Bhavna Bhavesh Waghela from last 2024
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,100.00 (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 – 2005 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Andheri M V Road Branch to assess Fair Market Value as on 18.03.2025 for Residential Flat No. 210, 2nd Floor, Building No 2A, "**Apnagar Co-op. Hsg. Soc. Ltd.**", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India belongs to **Mr. Brijesh Kumar S. Pandey & Jyoti Patel.**

We are in receipt of the following documents:

1)	Copy of Sale Deed Registration No. 1102/2025 Dated 18.01.2025 between Mr. Hiren Bipin Bhatt(The Owner) And Mr. Brijesh Kumar S. Pandey & Jyoti Patel(The Purchasers).
2)	Copy of Occupancy Certificate No. SRA/ENG/1123/KE/GL.ML.PL/AP Dated 26.04.2005 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Municipality Ward No - K/E, Village - Gundvali, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 069. The property falls in Residential Zone. It is at a traveling distance 400m from Andheri Railway Station.

Building

The building under reference is having Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 20 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is Living Room + Kitchen + Toilet + Bathroom.(i.e. 1 RK) This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 18th March 2025

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$:	30.00%
Amount of depreciation	:	₹ 2,26,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,700/- per Sq. M. i.e. ₹ 12,979/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,25,690/- per Sq. M. i.e. ₹ 11,677/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 21,500 = ₹48,37,500
Total Value of property as on 18th March 2025	:	₹48,37,500.00

(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 18th March 2025	:	₹ 48,37,500.00 - ₹ 2,26,800.00 = ₹ 46,10,700.00
Total Value of the property	:	₹ 46,10,700.00
The realizable value of the property	:	₹41,49,630.00
Distress value of the property	:	₹36,88,560.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 11677.00)	:	₹31,52,790.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 210, 2nd Floor, Building No 2A, "Apnagar Co-op. Hsg. Soc. Ltd.", Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali, Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India for this particular purpose at **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven Hundred Only)** as on 18th 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 **18th March 2025** is **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven 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



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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 + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2005 (As per occupancy certificate)				
4	Estimated future life	: 40 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Ceramic Tile Flooring.				
11	Finishing	: Cement Plastering.				
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.					

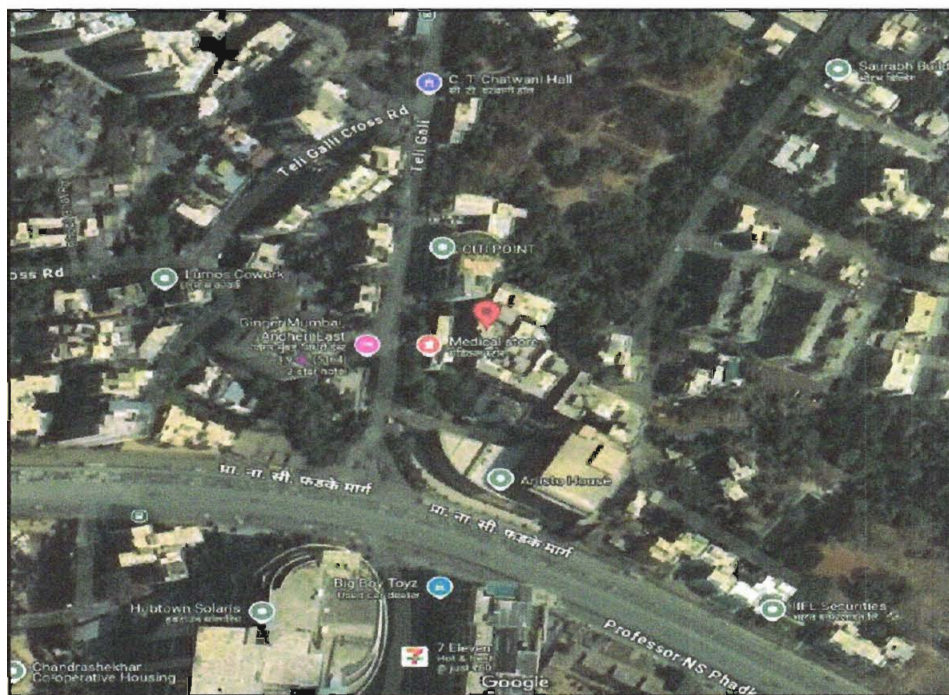
Technical details**Main Building**

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.		: Superior White
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		: 2 Lifts
19	Underground sump – capacity and type of construction		: RCC Tank
20	Over-head tank Location, capacity Type of construction		: RCC Tank on Terrace
21	Pumps- no. and their horse power		: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		: Connected to Municipal Sewerage System

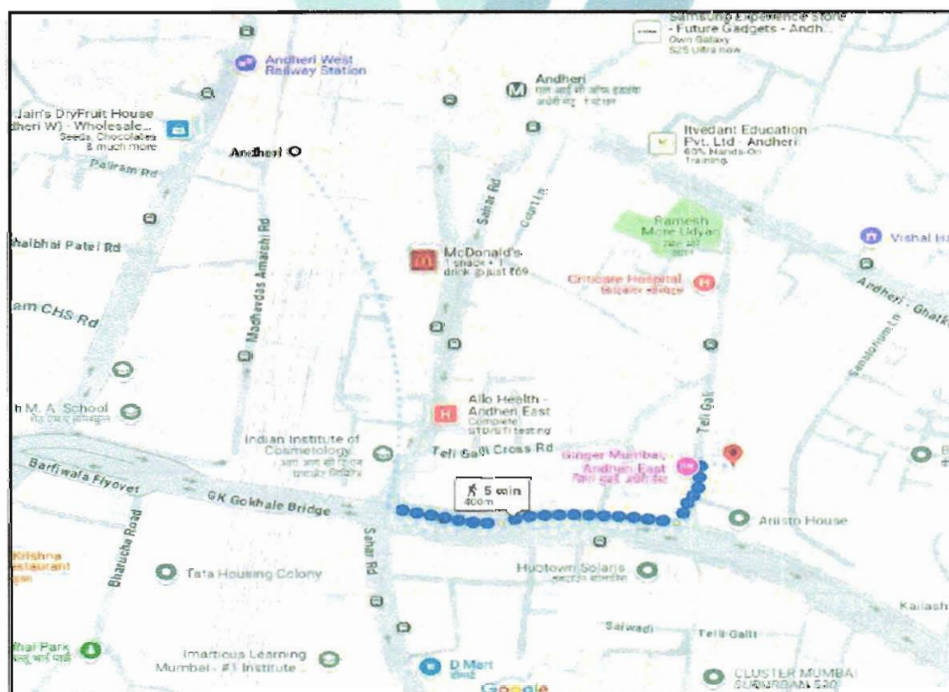
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°6'57.8"N 72°51'3.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Andheri - 400m).



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines | User Manual](#)

Year 2024-2025 **Language** English

Selected District MumbaiSubUrban

Select Village मुंदवली (अंधेरी)

Search By Survey No. Location

Enter Survey No 412 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
40/209 -भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, पश्चिमेस गावाची हद्द, व दक्षिणेस अंधेरी उड्डाण पुल मार्ग (प्रो.फडके मार्ग)	69650	139700	160660	192900	139700	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	139700			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,39,700.00	Sq. Mtr.	12,979.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	69650			
The difference between land rate and building rate(A-B=C)	70,050.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,25,690.00	Sq. Mtr.	11,677.00	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



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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



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-



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Menu

1 RK Flat In Rustomjee C.H.S For Sale In And...

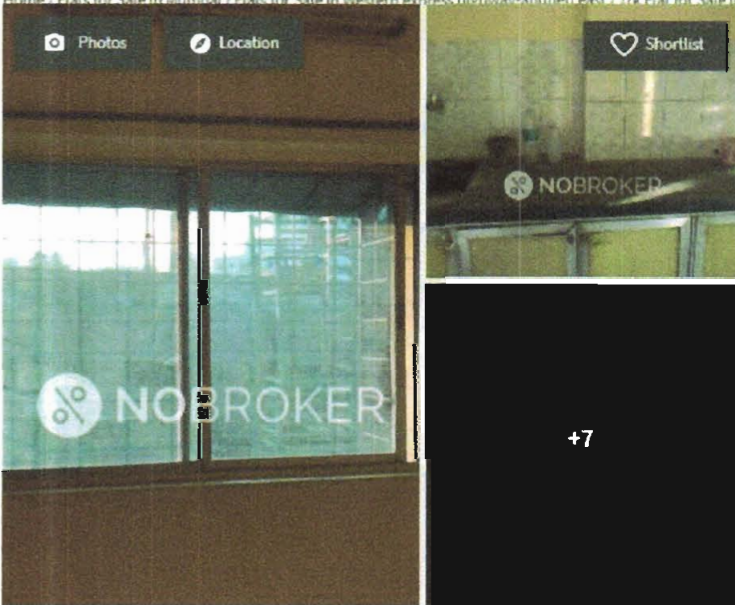
Western Express Highway, Next to Viraj Towers and JP Infra...

₹ 48 Lacs
Non-negotiable

₹ 27,510/Month
Estimated EMI

225 Sq.Ft

[Need Home Loan ?
Apply Loan](#)



1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Jan 22, 2025
Posted On

Immediately
Possession

Rustomjee C.h.s
Apartment

None
Power Backup

Nearby: VIJAYA BANK, GOREGAON WEST Kalina Ashtangayoga
Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute Goregaon (East)

Overview

Age of Building 5-10 Years

Maintenance Charges ₹2.2 Per Sq.Ft/M

Ownership Type Self Owned

Flooring NA



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,778.00	₹18,148.00	-



Pay Rent
Post Your Property
Sign up
Log in



1 RK Flat In Western Tower For Sale In A...
Andheri East, Mumbai, Maharashtra, INDIA.

₹ 49 Lacs
Negotiable

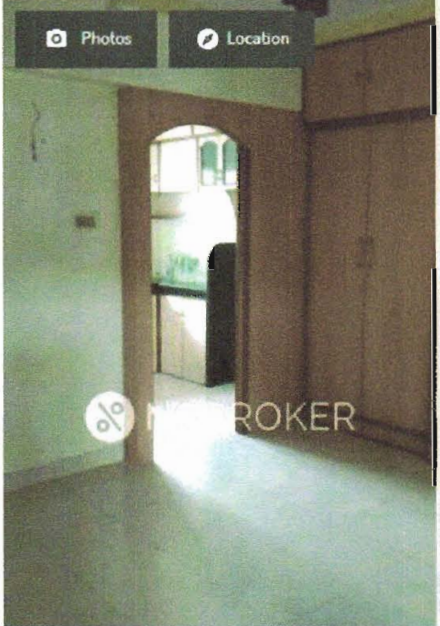
₹ 28,084/Month
Estimated EMI

225
Sq.Ft





Need Home Loan ?
Apply Loan





Home / Flats for Sale in Mumbai / Flats for Sale in Western express highway-andheri east / 1rk Flat for Sale in Western express highway-andheri east / Prop...

Photos
Location




Shortlist


-  **1 Bedroom**
No. of Bedroom
-  **1 Bathroom**
No. of Bathroom
-  **NA**
Balcony
-  **Bike**
Parking


-  **Dec 26, 2024**
Posted On
-  **Immediately**
Possession
-  **Western Tower**
Apartment
-  **None**
Power Backup


Nearby: [HDFC Bank](#) [Kalina](#) [Community Service](#)
[Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute](#) [Goregaon \(East\)](#)

Overview

 Age of Building **Newly Constructed**

 Maintenance Charges **₹4.4 Per Sq.Ft/M**

 Ownership Type **Self Owned**

 Flooring **NA**



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Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,200.00	₹17,667.00	-

The screenshot displays a property listing on the Housing.com website. The main heading is "1 RK Flat" located at "Jai Shree Siddhivinayak Chs, Kondivita, Andheri East, Mumbai". The price is listed as ₹53.0 L, with an EMI starting at ₹28.07 K and a rate of ₹17.07 K/sq.ft. Key features include 300.00 sq.ft built up area, an average price of ₹17.67 K/sq.ft, a 15-year-old property, ready-to-move possession status, ground floor of 7, east-facing, and unfurnished. The listing includes a map, nearby schools (St. Arnold's High School & Junior College, 3 mins), and hospitals (Seven Hills Hospital, 5 mins). A contact seller button is available for Ramprasad Gupta, owner, with a phone number +9198337....



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

2145322	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1
14-02-2025		दस्त क्रमांक : 2145/2025
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : गुंदवली गुंदवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3680326.65	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 515, माळा नं: 5, इमारतीचे नाव: बिल्डिंग नं. 2/ए अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड : तेली गली अंधेरी ईस्ट मुंबई-400069((C.T.S. Number : 412 :))	
(5) क्षेत्रफळ	25.09 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:-गणेश कृष्ण सावर्डेकर वय:-30 पत्ता:-प्लॉट नं: 515 बिल्डिंग नं.2 ए, माळा नं: 5, इमारतीचे नाव: अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड नं: तेली गल्ली, महाराष्ट्र, मुम्बई, पिन कोड:-400069 फॅन नं:-AZVPS4274Q 2): नाव:-दिनेश कृष्ण सावर्डेकर वय:-47 पत्ता:-प्लॉट नं: 515 बिल्डिंग नं. 2 ए, माळा नं: 5, इमारतीचे नाव: अपना घर सीएचएस लिमिटेड, ब्लॉक नं: साईबाबा नगर जवळ चटवानी हॉल साईवाडी, रोड नं: तेली गल्ली, महाराष्ट्र, मुम्बई, पिन कोड:-400069 फॅन नं:-AMQPS7764K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितिन गोपाळ थोरसे वय:-34; पत्ता:-प्लॉट नं: 404 ए-विंग, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं.19, आई अम्बे सीएचएस, ब्लॉक नं: ऑप्, कोहिनूर हॉस्पिटल, रोड नं: किरोळ रोड, महाराष्ट्र, MUMBAI, पिन कोड:-400070 फॅन नं:-AJQPT7974F 2): नाव:-नियती नितिन थोरसे वय:-27; पत्ता:-प्लॉट नं: ए/404, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं.19, आई अम्बे सीएचएस, ब्लॉक नं: ऑप्, कोहिनूर हॉस्पिटल, रोड नं: किरोळ रोड, महाराष्ट्र, मुम्बई, पिन कोड:-400070 फॅन नं:-EDUPK2322E	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	2145/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
पट्टाकार आकारणी नियम	(1) within the limits of City Municipal Corporation or any Corporation	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,556.00	₹16,296.00	-

1971401	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 4
08-02-2025		दस्त क्रमांक : 1971/2025
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	4400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3505073	
(4) भू.मापन.पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 209, माळा नं: 2 रा मजला,विंग 2 ए, इमारतीचे नाव: अपना घर को ऑप हो सोसा लि. ब्लॉक नं: राजश्री शाऊ महाराज मार्ग,तेली गल्ली,साईवाडी, रोड : अंधेरी पूर्व,मुंबई 400069. इतर माहिती: सदनिका चे एकूण क्षेत्र 225 चौ. फूट कारपेट. . .शासन आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण),दिनांक 31/03/2021 महिलांकरिता 1%मुद्रांक शुल्कांची सवलत((C.T.S. Number : 412 ते 415,417 ते 424 ;))	
(5) क्षेत्रफळ	225 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश बाळकृष्ण शिंदोलकर वय:-54 पत्ता:-प्लॉट नं: रूम न. 209, 2ए, माळा नं: ., इमारतीचे नाव: अपना घर सीएचएस , ब्लॉक नं: तेली लेन, साईवाडी , रोड नं: अंधेरी पूर्व मुंबई . महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-CFUP50776Q	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुचिता परशुराम टक्के वय:-26; पत्ता:-प्लॉट नं: 4, माळा नं: ., इमारतीचे नाव: न्यू प्रगती रहिवाशी संघ वाघरी वाडा, ब्लॉक नं: दत्तमंदिर रोड, वाकोला ब्रीज , रोड नं: सांताक्रूझ पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-BLOPT6458D	
(9) दस्तावेज करून दिल्याचा दिनांक	05/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	05/02/2025	
(11)अनुक्रमांक.खंड व पृष्ठ	1971/2025	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	220000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला नमुद		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 46,10,700.00 (Rupees Forty Six Lakhs Ten Thousands Seven Hundred 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: 2025.03.18 18:22:07 +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

