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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. Mahesh Lavu Naik**

Residential Flat No. 104, 1st Floor, Building No 5/5C/1, "**Bhagyoday Co-Op. Hsg. Soc. Ltd.**", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070, State - Maharashtra, Country - India.

Latitude Longitude : 19°4'24.4"N 72°53'4.9"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, 1st Floor, Building No 5/5C/1, "**Bhagyoday Co-Op. Hsg. Soc. Ltd.**", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070, State - Maharashtra, Country - India belongs to **Mr. Mahesh Lavu Naik.**

Boundaries of the property

North	: Internal Road
South	: Al-Barkaat Malik Muhammad Islam English School
East	: Building No. 6-B
West	: Sai Siddhi Building

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 **₹ 59,09,285.00 (Rupees Fifty Nine Lakhs Nine Thousand Two Hundred And Eighty Five 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/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 104, 1st Floor, Building No 5/5C/1, "Bhagyoday Co-Op. Hsg. Soc. Ltd.", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070, 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 09.07.2024 for Bank Loan Purpose.
1	Date of inspection	06.07.2024
3	Name of the owner / owners	Mr. Mahesh Lavu Naik
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. 104, 1 st Floor, Building No 5/5C/1, "Bhagyoday Co-Op. Hsg. Soc. Ltd.", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070, State - Maharashtra, Country - India. Contact Person : Mr. Naresh Ghonge (Tenant) Contact No. 9969032317
6	Location, Street, ward no	Vinoba Bhave Nagar
7	Survey / Plot No. of land	CTS No - 915(Part), 917(Part), 918(Part) & others of
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. = 269.18 (Area as per Site measurement) Carpet Area in Sq. Ft. = 269.00 (Area As Per Provisional Offer Letter) Built Up Area in Sq. Ft. = 322.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Taluka - Kurla , District - Mumbai Suburban , Pin - PIN - 400 070
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. Naresh Ghonge
	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 MHADA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Naresh Ghonge
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,500/- Present 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 – 2014 (As per site information)
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, Dadar Branch Branch to assess Fair Market Value as on 05.07.2024 for Residential Flat Residential Flat No. 104, 1st Floor, Building No 5/5C/1, "**Bhagyoday Co-Op. Hsg. Soc. Ltd.**", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070, State - Maharashtra, Country - India belongs to **Mr. Mahesh Lavu Naik**.

We are in receipt of the following documents:

1)	Copy of MHADA Allotment Letter No.UPMA (PNN) / Scheme No. 284 / Sanvarg - GP - 16 / 308 / 2014 Dated 07.08.2014 And Mr. Mahesh Lavu Naik(The Allottee) issued by Maharashtra Housing And Area Development Authority.
2)	Copy of MHADA No Objection Certificate dated 06.02.2014 in the name of Mr. Mahesh Lavu Naik issued by Maharashtra Housing and Area Development Authority. .
3)	Copy of Provisional Offer Letter dated 18.12.2013 in the name of Mr. Mahesh Lavu Naik issued by Maharashtra Housing and Area Development Authority.
4)	Copy of First Intimation of Allotment Tenement Letter dated 19.06.2012 in the name of Mr. Mahesh Lavu Naik issued by Maharashtra Housing and Area Development Authority.

Location

The said building is located at Sector - 104, , Kurla (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 070. The property falls in Flat Zone. It is at a traveling distance 1.3 Km. from Kurla Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and walls. The external condition of building is Good. The building is used for Residential purpose. 1st is having 6 Residential Flat.



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The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st. The Composition of Residential Flat The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open plumbing with C.P. fittings. Casing Capping wiring etc.

Valuation as on 9th July 2024

The Built Up Area of the Residential Flat	:	323.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	322.80 Sq. Ft. X ₹ 2,700.00 = ₹ 8,71,560.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 1,30,815.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 81,862/- per Sq. M. i.e. ₹ 7,605/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 76,986/- per Sq. M. i.e. ₹ 7,152/- per Sq. Ft.
Value of property as on 9th July 2024	:	323.00 Sq. Ft. X ₹ 18,700 = ₹60,40,100.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 9th July 2024	:	₹ 60,40,100.00 - ₹ 1,30,815.00 = ₹ 59,09,285.00
Total Value of the property	:	₹60,40,100.00
The realizable value of the property	:	₹53,18,357.00
Distress value of the property	:	₹47,27,428.00
Insurable value of the property (322.80 X 2,700.00)	:	₹8,71,560.00
Guideline value of the property (322.80 X 7152.00)	:	₹23,08,666.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 104, 1st Floor, Building No 5/5C/1, "Bhagyoday Co-Op. Hsg. Soc. Ltd.", Mhada Scheme Code No 284, Vinoba Bhave Nagar, Municipality Ward No. L, Kurla (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 070, State - Maharashtra, Country - India for this particular purpose at ₹ 59,09,285.00 (Rupees Fifty Nine Lakhs Nine Thousand Two Hundred And Eighty Five Only) as on 9th July 2024



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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 **9th July 2024** is **₹ 59,09,285.00 (Rupees Fifty Nine Lakhs Nine Thousand Two Hundred And Eighty Five 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- 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 + 4 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 1 st Floor
3	Year of construction	:	2014 (As per site information)
4	Estimated future life	:	50 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 .
8	Partitions	:	.
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.



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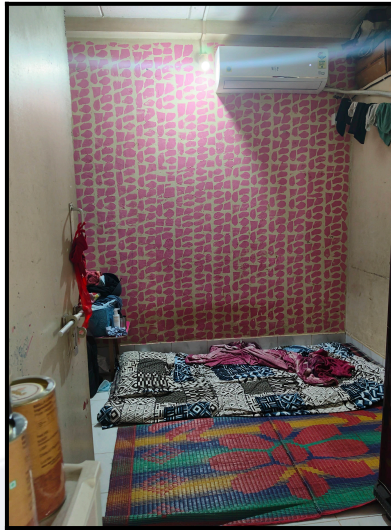
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Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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	: Not Provided
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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

प्रपिटा टक्का नं. : LX06-0978109 विंग 'क' मंडळी न. पन्हाण / पन्हाणवेळे / पन्हाणवेळे / (टीको) / १३२१ / सन २०१४-१५

भाग्योदय सहकारी गृहनिर्माण संस्था (मर्या.)

तळ मजला

००१	श्री. मुकेश दत्तात्रय पाटील	००५	श्री. सुरेश शिवाजी होवाळे
००२	श्री. दिगंबर धोंडीराम सावंत	००६	श्री. महेश लक्ष्मण चव्हाण
००३	श्री. जुवेर यासीन खान		

पहिला मजला

१०१	सौ. प्राची प्रशांत हडकर	१०४	श्री. महेश लवू नाईक
१०२	श्रीमती. रमाबाई सोमेश्वरराव लाहुरीकर	१०५	श्री. सचिन बाजीराव शिंगटे
१०३	सौ. गजाला अफरोझ खान	१०६	श्री. हेमंतकुमार रामकुमार वैश्या (गुप्ता)

दुसरा मजला

२०१	श्री. संजय गोविंद नाईक	२०४	श्री. गणपत गोविंद अंबारे
२०२	श्री. सुबोध शांताराम निकम	२०५	श्री. लन्वीर आझाद अहमद शेख
२०३	कुमारी. हर्षदा दत्तात्रय तांबे	२०६	श्री. मुस्ताक अहमद शेख

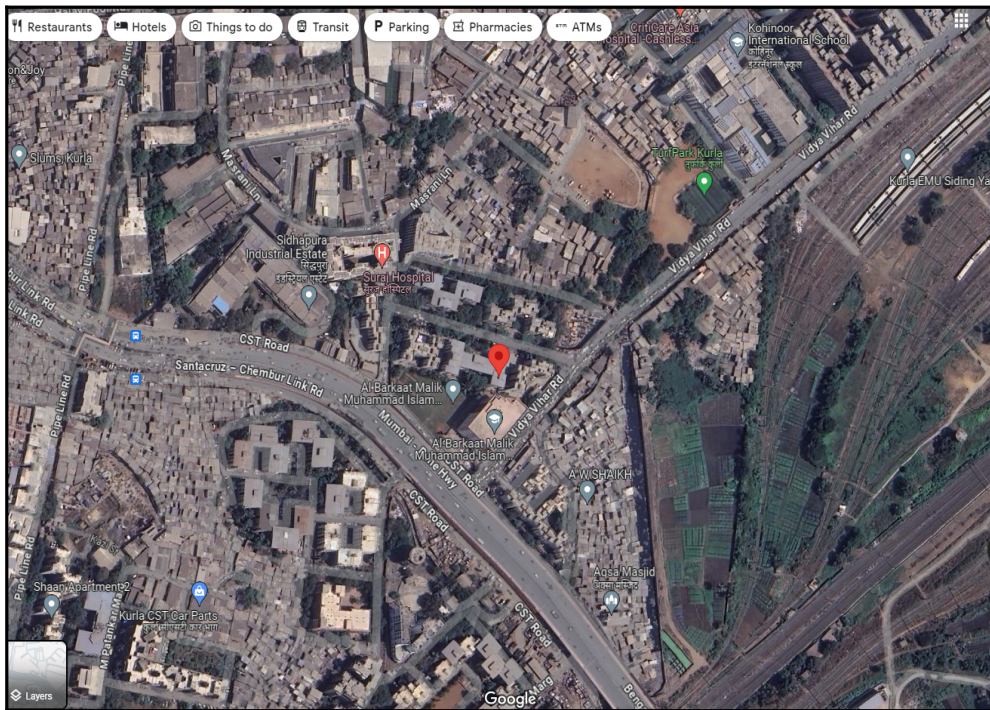
तिसरा मजला

३०१	श्रीमती. राजश्री भगवान कांबळे	३०४	श्री. सचिन महादेव कांबळे
३०२	श्रीमती. कोकिला अशोक कुंभार	३०५	श्री. जितेंद्र रामचंद्र गायकवाड
३०३	श्री. इम्रान नरुद्दीन शेख	३०६	श्री. अनंत चंद्रकांत गावडे

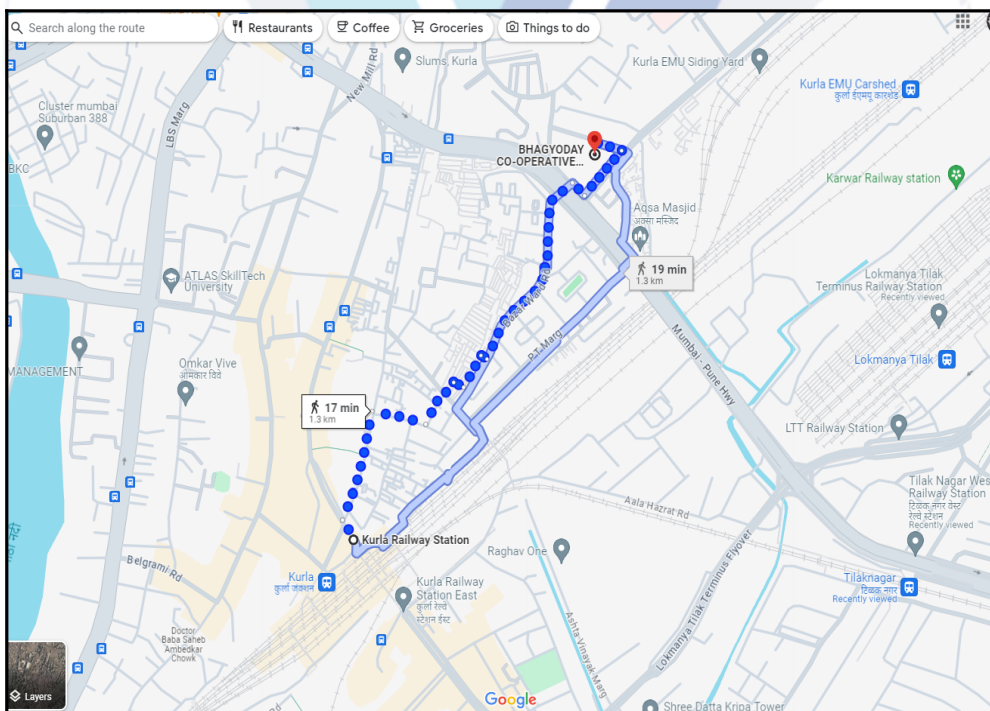
चौथा मजला

४०१	श्री. बापू सोपान भापकर	४०४	श्री. कुमार पांडुरंग चव्हाण
४०२	श्री. सिद्धेश विजय नारकर	४०५	श्री. संजय सुरेश सावंत
४०३		४०६	सौ. वृषाली शरद चौधरी

Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°4'24.4"N 72°53'4.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kurla - 1.3 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : KURLA 2						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the Areas to the South of the Lal Bahadur Shastri Marg (LBS Marg).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
106	106/510	33100	86170	120100	140200	88060
CTS No. 134, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 158, 159, 161, 162, 163, 164, 165, 166, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 247, 249, 251, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 268, 269, 270, 271, 272, 273, 274, 275, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320,						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	86170			
Decrease by 5% on Flat Located on 1 st Floor	4308.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	81,862.00	Sq. Mtr.	7,605.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33100			
The difference between land rate and building rate(A-B=C)	48,761.50			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	76,986.00	Sq. Mtr.	7,152.00	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%

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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	258.33	310.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,162.00	₹20,968.00	-



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Home / Mumbai / Kurla West / Apartment for Sale in Kurla West / 1 BHK Flat
Last updated: May 29, 2024


1 BHK Flat

BHAGYODAYA SOCIETY, Vinobha Bhawe Nagar, Kurla West, Mumbai

₹65.0 L EMI starts at ₹34.42 K

₹20.97 K/sq.ft

Contact Owner



No Property Images Available

Request Photos

310 sq.ft
Built Up Area

₹20.97 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Higher **1**
of 4 floors

Unfurnished
Furnishing

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	352.00	422.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,591.00	₹17,992.00	-

The screenshot shows a property listing on the 99acres website. The main heading is "1BHK 1Bath Flat/Apartment for Sale" in Sahil building, Vinobha Bhava Nagar, Kurla, Mumbai. The price is listed as ₹76 Lac @ 21,590 per sq.ft. with an estimated EMI of ₹60,701. The listing includes a "Contact Owner" button and a "Shortlist" button. Below the main listing, there are tabs for "Overview", "Owner Details", "Registry Record", "Locality Reviews", and "Featured Dealers". A "Property (7)" section shows a photo of the flat and key details: Carpet area: 352 sq.ft., Configuration: 1 Bedroom, 1 Bathroom, No Balcony, Address: Sahil building, Vinobha Bhava Nagar, Kurla, Mumbai, Floor Number: 2nd of 2 Floors, and Property Age: 10+ Year Old. A "Places nearby" section at the bottom shows "Flat No 22, Vinobha Bhava Nagar, Kurla, Mumbai".

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,190.00	₹17,658.00	-

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28-02-2024

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 : 23584/2023

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2585100
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: टेनेमेंट / फ्लॅट नं. 305, माळा नं: 3 रा मजला बिल्डिंग नं. 5 सी, इमारतीचे नाव: भाग्योदय को-ऑप ही सो लि, ब्लॉक नं: नविन म्हाडा एल. आय. जी. कॉलोनी विनोबा भावे नगर, रोड : कुर्ला पश्चिम मुंबई 400070, इतर माहिती: मौजे कुर्ला-2,सदनिकेचे क्षेत्रफळ 269 चौ. फुट कारपेट 30 चौ. मीटर बिल्ट अप((Survey Number : 171 TO 174 & 260 TO 263 (PART) ; C.T.S. Number : 915 TO 919 AND 922 (PART) ;)
(5) क्षेत्रफळ	269 चौ.फूट
(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:-जितेंद्र रामचंद्र गायकवाड वय:-48 पत्ता:-प्लॉट नं: रूम नं. 77, माळा नं: ., इमारतीचे नाव: बी. आय. टी. चाल न. 1 , ब्लॉक नं: समोर एस. टी. डीपो , रोड नं: बेलासिस रोड मुंबई सेंट्रल मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AHVPG8970D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अली अज़हर अली अकबर वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं. 3 , माळा नं: ., इमारतीचे नाव: चुनावाला बिल्डिंग, ब्लॉक नं: समोर बी. ई. एस. टी. डेपो, रोड नं: एल. बी. एस. मार्ग कुर्ला पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AXXPA4224G 2): नाव:-सायमा अख्तर हसन खान वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं. 3 , माळा नं: ., इमारतीचे नाव: चुनावाला बिल्डिंग, ब्लॉक नं: समोर बी. ई. एस. टी. डेपो, रोड नं: एल. बी. एस. मार्ग कुर्ला पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-BBQPK3486C
(9) दस्तऐवज करून दिल्याचा दिनांक	02/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	02/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	23584/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	342000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

<https://staging.vastukala.co.in:8889/igrSearch/65df4a750e6e16280511c6bf>

1/2

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,933.00	₹18,278.00	-

7/8/24, 11:14 AM

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14922520

28-02-2024

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 : 14922/2023

नोदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2585100
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: टेनेमेंट / फ्लॉट नं. 405, माळा नं: 4 था मजला बिल्डिंग नं 5 अ, इमारतीचे नाव: भाग्योदय को-ऑप हौ सो लि, ब्लॉक नं: नविन म्हाडा एल. आय. जी. कॉलोनी विनोबा भावे नगर, रोड : कुर्ला पश्चिम मुंबई 400070, इतर माहिती: मौजे कुर्ला-2,सदनिकेचे क्षेत्रफळ 269 चौ. फुट कारपेट 30 चौ. मीटर बिल्ट अप((Survey Number : 171 TO 174 & 260 TO 263 (PART) ; C.T.S. Number : 915 TO 919 & 922 (PART) ;))
(5) क्षेत्रफळ	269 चौ. फूट
(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:-दिलीप दिनानाथ मांजरेकर वय:-49 पत्ता:-फ्लॉट नं: रूम नं. 54 / 2 / 5 , माळा नं: , इमारतीचे नाव: चाल नं. 69 , ब्लॉक नं: शिवड़ी कोलीवाडा जवळ हनुमान मंदिर , रोड नं: शिवड़ी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-AFKPM2338G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रेणुका अजिंक्य बळकटे वय:-32; पत्ता:-फ्लॉट नं: फ्लॉट नं 104 , माळा नं: 1 ला मजला, इमारतीचे नाव: मंगल मूर्ती अपार्टमेंट जवळ वैभव धाबा, ब्लॉक नं: समोर सूरज अपार्टमेंट,दिवा शील फाटा रोड, , रोड नं: मुंजा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-APUPG7517F 2): नाव:-अजिंक्य रमेश बळकटे वय:-37; पत्ता:-फ्लॉट नं: रूम नं. 706 , माळा नं: 7 वा मजला बिल्डिंग नं. 4 बी विंग, इमारतीचे नाव: खांडवाला एस आर ए को-ऑप हौ सो लि, ब्लॉक नं: दत्ता मंदिर वाकोला , रोड नं: सांताक्रुझ पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AMQP2408R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	13/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14922/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	354000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

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1/2

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th July 2024**

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 **₹ 59,09,285.00 (Rupees Fifty Nine Lakhs Nine Thousand Two Hundred And Eighty Five 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/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

