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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada**

Residential Flat No. 701, 7th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd.", Pant Nagar, Village - Kirol, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, State - Maharashtra, Country - India.

Latitude Longitude : 19°4'54.2"N 72°54'45.6"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 :

- | | | | |
|------------|--------|-----------|-----------|
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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. 701, 7th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd.", Pant Nagar, Village - Kiroal, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, State - Maharashtra, Country - India belongs to **Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada.**

Boundaries of the property

North : Namrata CHSL
South : Open Plot
East : Slum Area
West : 90 Feet Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,24,44,280.00 (Rupees One Crore Twenty Four Lakhs Forty Four Thousands Two Hundred And Eighty 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.:

Encl.: Valuation report

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Residential Flat No. 701, 7th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd." , Pant Nagar, Village - Kirol, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, 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 11.07.2024 for Bank Loan Purpose.
1	Date of inspection	10.07.2024
3	Name of the owner / owners	Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada
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. 701, 7 th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd." , Pant Nagar, Village - Kirol, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, State - Maharashtra, Country - India. Contact Person : Shri. Jayesh Kuvaraji Gada (Owner) Contact No. 9819891446
6	Location, Street, ward no	Pant Nagar Village - Kirol, Ghatkopar (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 193(Part) & 5681(Part) of Village - Kirol
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. = 583.49 (Area as per Site measurement) Carpet Area in Sq. Ft. = 571.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 685.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kiroil, Ghatkopar (East) Taluka - Kurla , District - Mumbai Suburban , Pin - PIN - 400 077
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 - Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	26,900.00 (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 – 2008 (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 11.07.2024 for Residential Flat Residential Flat No. 701, 7th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd.", Pant Nagar, Village - Kirol, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, State - Maharashtra, Country - India belongs to **Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.9467 / 2009 Dated 10.09.2009 between M/s. Excel Developers(The Developers) And Shri. Jayesh Kuvaraji Gada & Smt. Manisha Jayesh Gada(The Purchasers).
2)	Copy of Commencement Certificate No.CE / 6331 / BPES / AN Dated 08.01.2006 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Kirol, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077. The property falls in Flat Zone. It is at a traveling distance 3.2 Km. from Vidya Vihar 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 Good. The building is used for Residential purpose. 7th is having 3 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 7th. The Composition of Residential Flat The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P.



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fittings. Electrical wiring with concealed etc.

Valuation as on 11th July 2024

The Carpet Area of the Residential Flat	:	571.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	685.20 Sq. Ft. X ₹ 2,800.00 = ₹ 19,18,560.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 4,60,320.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,79,529/- per Sq. M. i.e. ₹ 16,679/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,63,580/- per Sq. M. i.e. ₹ 15,197/- per Sq. Ft.
Value of property as on 11th July 2024	:	571.00 Sq. Ft. X ₹ 22,600 = ₹ 1,29,04,600.00

(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 11th July 2024	:	₹ 1,29,04,600.00 - ₹ 4,60,320.00 = ₹ 1,24,44,280.00
Total Value of the property	:	₹ ₹ 1,24,44,280.00
The realizable value of the property	:	₹ 1,11,99,852.00
Distress value of the property	:	₹ 99,55,424.00
Insurable value of the property (685.20 X 2,800.00)	:	₹ 19,18,560.00
Guideline value of the property (685.20 X 15197.00)	:	₹ 1,04,12,984.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 701, 7th Floor, Wing - B, Tiara , "Ghatkopar Rajhans Bhavan Co-Op. Hsg. Soc. Ltd.", Pant Nagar, Village - Kiroli, Ghatkopar (East), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 077, State - Maharashtra, Country - India for this particular purpose at ₹ 1,24,44,280.00 (Rupees One Crore Twenty Four Lakhs Forty Four Thousands Two Hundred And Eighty Only) as on 11th July 2024

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 11th July 2024 is ₹ 1,24,44,280.00 (Rupees One Crore Twenty Four Lakhs Forty Four Thousands Two Hundred And Eighty Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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

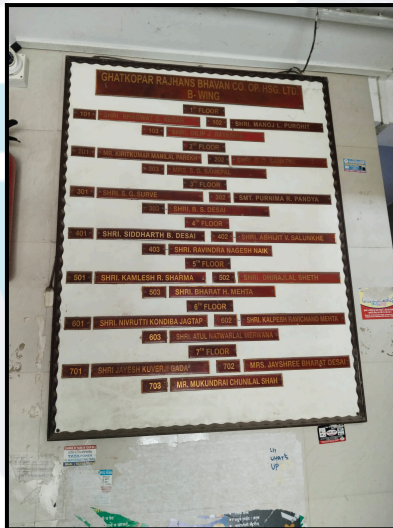
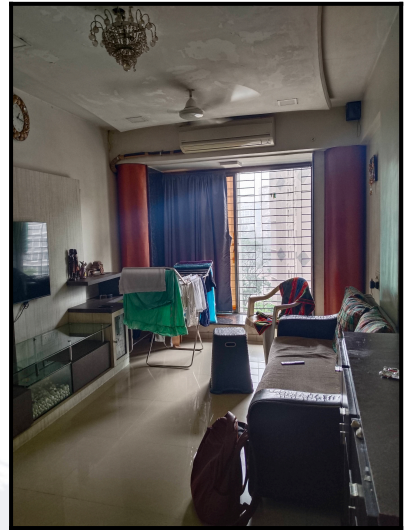
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

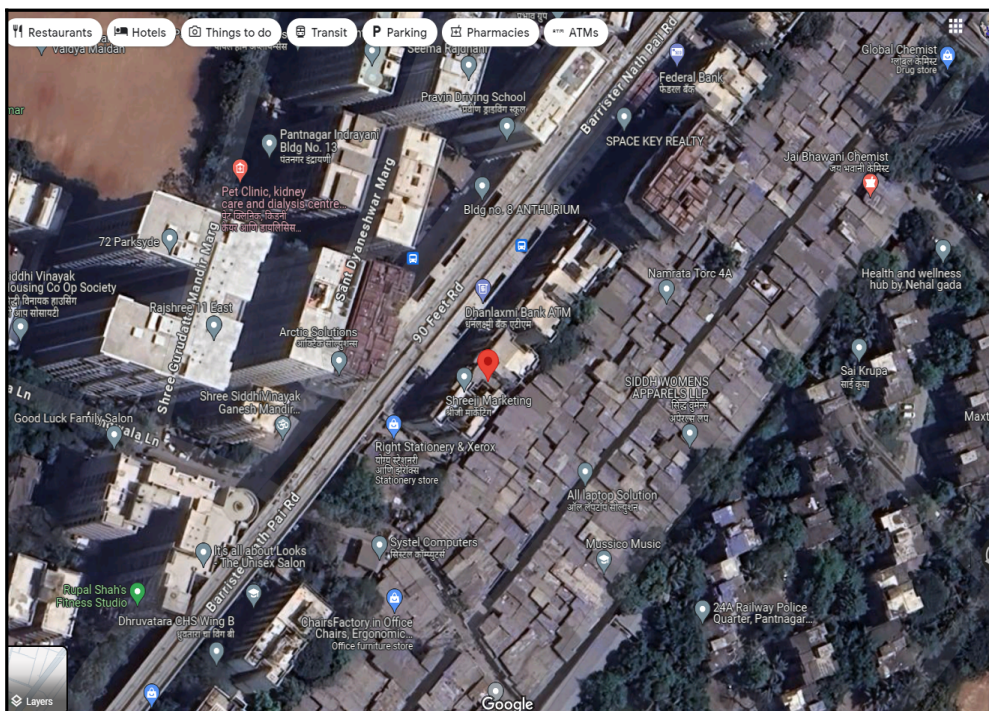
Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 7 th Floor
3	Year of construction	:	2008 (As per site information)
4	Estimated future life	:	44 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
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.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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.	:										
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	: 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										

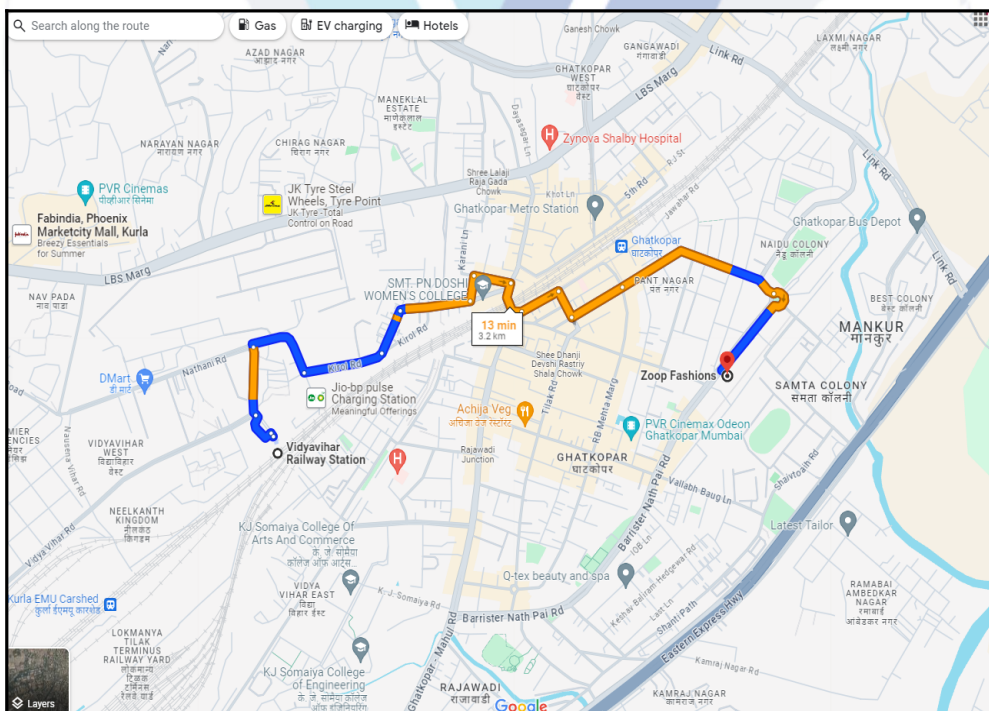
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°4'54.2"N 72°54'45.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vidya Vihar - 3.2 Km.).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Urban Area

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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai [Help on Division](#)

District Name: मुंबई(उपनगर) Zone Name: 102-पाटकोपर - कुली

Attribute: सि.टी.एस. नंबर 193 SubZone Name: धुभाग: उच्चरस 27.45 मी

Open Land	Residence	Office	Shop	Industry	Unit
79850	170980	196630	232800	170980	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	170980			
Increase by 5% on Flat Located on 7 th Floor	8549			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,79,529.00	Sq. Mtr.	16,679.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	79850			
The difference between land rate and building rate(A-B=C)	99,679.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,63,580.00	Sq. Mtr.	15,197.00	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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,011.00	1,213.20	1,455.84
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,002.00	₹15,002.00	₹12,501.00

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Overview
Regulatory Information
Floor Plans
Price List
Amenities
Specifications
Commute Time
Location & Land

Swastik Tiara - Floor Plans & Layout

Swastik Tiara, Mumbai Central Suburbs, Mumbai is a 47 Units project with 0.25 acres of land and 2 BHK-3 BHK apartments ranging in size from 796 sqft to 1216 sqft. The Floor Plan of Swastik Tiara is as mentioned:

2 BHK
3 BHK

Swastik Tiara - Price List

Unit Type	Area	New Home Price*
2 BHK 796 Sq. Ft. Apartment	796 Sq. Ft. (Carpet)	₹ 1.43 Cr
2 BHK 798 Sq. Ft. Apartment	798 Sq. Ft. (Carpet)	₹ 1.43 Cr
3 BHK 1011 Sq. Ft. Apartment	1011 Sq. Ft. (Carpet)	₹ 1.82 Cr
3 BHK 1216 Sq. Ft. Apartment	1216 Sq. Ft. (Carpet)	₹ 2.18 Cr

Swastik Tiara - Amenities

Swastik Tiara, Mumbai Central Suburbs, Mumbai is a luxurious project that offers world-class amenities for residents. The project offers Kids Play Areas / Sand Pits. Power Backup. Treated Water Supplv. 24 x 7 Security. Normal Park / Central Green. Indoor Games. Located [Read More](#)

Sports

Kids' Play Areas / Sand Pits

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	459.00	550.80	660.96
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹24,183.00	₹20,153.00	₹16,794.00

99acres Buy | Enter Locality / Prt | Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Pant Nagar > 1 BHK Flats in Pant Nagar

₹1.11 Cr @ 24,183 per sq.ft. **1BHK 2Baths**

Estimated EMI ₹88,656

Flat/Apartment for Sale in New Building, Pant Nagar, Ghatkopar

RERA STATUS NOT AVAILABLE Website: https://maharera.it.mahaonline.gov.in/

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Videos (1) **Property (7)**

- Area:** Carpet area: 459 sq.ft. (42.64 sq.m.)
- Configuration:** 1 Bedroom, 2 Bathrooms, with Study Room
- Price:** ₹ 1.11 Crore+ Govt Charges & New Building @ 24,183 per sq.ft.
- Address:** Pant Nagar, Ghatkopar
- Floor Number:** 3rd of 16 Floors
- Facing:** East
- Overlooking:** Park/Garden, Main Road
- Property Age:** 0 to 1 Year Old

Places nearby Pant Nagar, Ghatkopar

- Vivo ghatkopar metro station
- Siddhivinayak Temple
- Tahera Masjid
- Furia's Eye Clinic

Why you should consider this property?



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	445.18	534.21	641.05
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,463.00	₹18,719.00	₹15,599.00

20261369

10-04-2024

Note:-Generated Through eSearch

Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ता 1

दस्त क्रमांक : 20261/2021

नोदंणी :

Regn:63m

गावाचे नाव : किरोल

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	10000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9787036
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप नं 3 ए,बिल्डींग नं 5, माळा नं: तळ मजला, इमारतीचे नाव: टियारा बिल्डींग,घाटकोपर राजहंस भवन सी एच एस लि,, ब्लॉक नं: घाटकोपर पूर्व,मुं 75, रोड : 90 फिट रोड,पंतनगर, इतर माहिती: मौजे- घाटकोपर-किरोळ((C.T.S. Number : 5681 ;))
(5) क्षेत्रफळ	49.63 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:-महेंद्र मधुकर सावळकर वय:-61 पत्ता:-प्लॉट नं: शॉप नं 20, माळा नं: ., इमारतीचे नाव: मोरार बाग, ब्लॉक नं: प्लॉट नं. 203, 204, रोड नं: आर. बी. मेहता रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AIRPS2807A 2): नाव:-मनीषा महेंद्र सावळकर वय:-56 पत्ता:-प्लॉट नं: शॉप नं 20, माळा नं: ., इमारतीचे नाव: मोरार बाग, ब्लॉक नं: प्लॉट नं. 203, 204,, रोड नं: आर. बी. मेहता रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AIRPS2803E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोशनलाल गणेशलाल जैन वय:-43; पत्ता:-प्लॉट नं: शॉप नं 5, रोशन पपेर मार्ट,, माळा नं: ., इमारतीचे नाव: माणेकलाल चाल, ब्लॉक नं: टेलिफोन एक्सचेंज जवळ, रोड नं: एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AEHPJ5871K 2): नाव:-मीना रोशनलाल जैन वय:-44; पत्ता:-प्लॉट नं: शॉप नं 5, रोशन पपेर मार्ट, माळा नं: ., इमारतीचे नाव: माणेकलाल चाल, ब्लॉक नं: टेलिफोन एक्सचेंज जवळ, रोड नं: एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AKFPJ5788D
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	24/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	20261/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	408.00	489.60	587.52
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,059.00	₹18,382.00	₹15,319.00

14272369 11-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ता 1 दस्त क्रमांक : 14272/2024 नोंदणी : Regn:63m
गावाचे नाव : घाटकोपर		
(1)विलेखाचा प्रकार	ऑग्रीमेंट टू सेल	
(2)मोबदला	9000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद्र करावे)	8440598.68	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.no.pa. इतर वर्णन :सदनिका नं: 1502, माळा नं: 15 वा मजला,ए विंग,स्काय सिग्रेचर, इमारतीचे नाव: पंत नगर ओम साई कॉ ऑप होऊ सोसा लि, ब्लॉक नं: बिडिंग नं 157,पंत नगर, रोड : घाटकोपर पूर्व,मुंबई-400075, इतर माहिती: सदनिका नं: 1502, माळा नं: 15 वा मजला,ए विंग,स्काय सिग्रेचर, इमारतीचे नाव: पंत नगर ओम साई कॉ ऑप होऊ सोसा लि, ब्लॉक नं: बिडिंग नं 157,पंत नगर, रोड नं: घाटकोपर पूर्व,मुंबई-400075, इतर माहिती: मोजे - घाटकोपर,सी टी एस नं 194 ए /9/6,सदनिकाचे एकूण क्षेत्र 408 चौ फूट रेरा कार्पेट,सोबत एक पझल कार पार्किंग स्पेस नं 702 इन पार्किंग स्टॉट नं 2,सदर दस्तातील मिळकत महिला खरेदीदार असल्याने शासन आदेश क्र. मुद्रांक 2021/अनौ. सं.क्र.12/प्र.क्र.107/म -1(धोरण) दि. 31/03/2021 अन्वये मुद्रांक शुल्क मध्ये 1 टक्के सवलत देण्यात आली,तसेच मुळ दस्त क्र. करत 5/14483/2024 दि. 29/05/2024 मध्ये भरलेले मु. शु. रु 314000/- महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5(g)(a)(ii) नुसार सदर दस्तात समायोजित करण्यात आले असून उर्वरित रक्कम 136000/- वसूल करण्यात आले आहे,इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 194A/9/6 ; Plot Number : . ;))	
(5) क्षेत्रफळ	41.71 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:-यामिनी हार्दिक शाह वय:-37 पत्ता:-प्लॉट नं: ए-603, माळा नं: ., इमारतीचे नाव: साई दर्शन कॉ ऑप होऊ सोसा लि, ब्लॉक नं: गार्डन लेन,एल बी एस मार्ग, रोड नं: घाटकोपर पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-APEPM8146C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जुई धीरेन शाह वय:-44; पत्ता:-प्लॉट नं: ए२१०१, माळा नं: ., इमारतीचे नाव: भूमी पॅराडाइस कॉ ऑप होऊ सोसा लि, ब्लॉक नं: सेक्टर -११,सानपाठा, रोड नं: नवी मुंबई,ठाणे, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-BSFPPS5303G	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14272/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	136000	
(13)बाजारभावाप्रमाणे नोंदणी 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 **11th 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 **₹ 1,24,44,280.00 (Rupees One Crore Twenty Four Lakhs Forty Four Thousands Two Hundred And Eighty 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.:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

