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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Ganesh Lahu Padekar**

Name of Owner : **Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar**

Residential Flat No. 1107, 11th Floor, Building No 33, "**Nehru Nagar Swanand Co-op. Hsg. Soc. Ltd.**", Nehru Nagar, Village - Kurla, Municipality Ward No. L - Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 024, State - Maharashtra, India.

Latitude Longitude : 19°3'46.1"N 72°52'52.7"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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1107, 11th Floor, Building No 33, "**Nehru Nagar Swanand Co-op. Hsg. Soc. Ltd.**", Nehru Nagar, Village - Kurla, Municipality Ward No. L - Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 024, State - Maharashtra, India belongs to **Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar**. Name of Proposed Purchaser is **Mr. Ganesh Lahu Padekar**.

Boundaries of the property

North : Building No. 35 - Jai Jaywanti Building
South : Building No. 31 (Under Construction Building)
East : Road & Rinisa Apartment
West : Building No. 32 - Sangam 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 **₹ 1,01,05,000.00 (Rupees One Crore One Lakh Five Thousand 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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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 30.09.2024 for Bank Loan Purpose.
1	Date of inspection	28.09.2024
3	Name of the owner / owners	Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar
	Name of the proposed purchaser	Mr. Ganesh Lahu Padekar
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. 1107, 11 th Floor, Building No 33, "Nehru Nagar Swanand Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Village - Kurla, Municipality Ward No. L - Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 024, State - Maharashtra, India. Contact Person : Mr. Harsh (Contact Person) Contact No. 9987507126
6	Location, Street, ward no	Municipality Ward No - L - Ward, Nehru Nagar Village - Kurla, Kurla (East) District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 11 (Part) of Village - Kurla New Survey No - 229 & 267
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, Taxis, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 447.88 (Area as per Site measurement) Carpet Area in Sq. Ft. = 470.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 564.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kurla, Kurla (East) Taluka - Kurla, District - Mumbai Suburban District, Pin - PIN Code - 400 024
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 - Details not available
	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 / MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Details not available
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	21,100.00 (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 – 2024 (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, Dadar Branch Branch to assess Fair Market Value as on 30.09.2024 for Residential Flat No. 1107, 11th Floor, Building No 33, "**Nehru Nagar Swanand Co-op. Hsg. Soc. Ltd.**", Nehru Nagar, Village - Kurla, Municipality Ward No. L - Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 024, State - Maharashtra, India belongs to **Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar**. Name of Proposed Purchaser is **Mr. Ganesh Lahu Padekar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.6647/2019 Dated 20.05.2019 between M/s. Hiranimanthan Builders & Developers(The Promoter) And Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar(The purchaser).
2)	Copy of RERA Certificate Document No.P51800004914 Dated 09.08.2017 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.CHE / ES / 1451 / L / 337 (NEW) Dated 27.09.2017 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Occupancy Certificate Document No.MH / EE / (B.P.) / GM / MHADA - 22 / 444 / 2024 dated 15.03.2024 issued by Maharashtra Housing And Area Development Authority.
5)	Copy of Proposed Purchaser AADHAR Card Document No.3690 9354 4836 Dated 12.04.2013.

Location

The said building is located at Municipality Ward No - L - Ward, Village - Kurla, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 024. The property falls in Residential Zone. It is at a traveling distance 350 Mt. from Kurla Junction Railway Station.

Building



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The building under reference is having Stilt + 19 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. 11th Floor is having 8 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 11th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 30th September 2024

The Carpet Area of the Residential Flat	:	470.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	564.00 Sq. Ft. X ₹ 2,600.00 = ₹ 14,66,400.00
Depreciation $\{(100 -) \times (0 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,687/- per Sq. M. i.e. ₹ 12,792/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 30th September 2024	:	470.00 Sq. Ft. X ₹ 21,500 = ₹ 1,01,05,000.00

(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 30th September 2024	:	₹ 1,01,05,000.00 - ₹ 0.00 = ₹ 1,01,05,000.00
Total Value of the property	:	₹ ₹ 1,01,05,000.00
The realizable value of the property	:	₹ 90,94,500.00
Distress value of the property	:	₹ 80,84,000.00
Insurable value of the property (564.00 X 2,600.00)	:	₹ 14,66,400.00
Guideline value of the property (564.00 X 12792.00)	:	₹ 72,14,688.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1107, 11th Floor, Building No 33, "**Nehru Nagar Swanand Co-op. Hsg. Soc. Ltd.**", Nehru Nagar, Village - Kurla, Municipality Ward No. L - Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 024, State - Maharashtra, India for this particular purpose at **₹ 1,01,05,000.00 (Rupees One Crore One Lakh Five Thousand Only)** as on 30th September 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 **30th September 2024** is **₹ 1,01,05,000.00 (Rupees One Crore One Lakh Five Thousand 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	:	Stilt + 19 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 11 th Floor
3	Year of construction	:	2024 (As per occupancy certificate)
4	Estimated future life	:	60 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, .
10	Flooring	:	Vitrified Tile Flooring.



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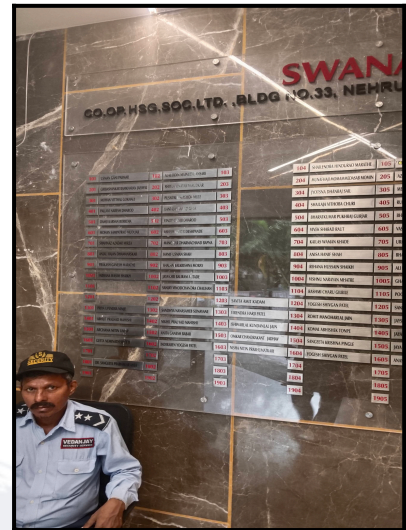
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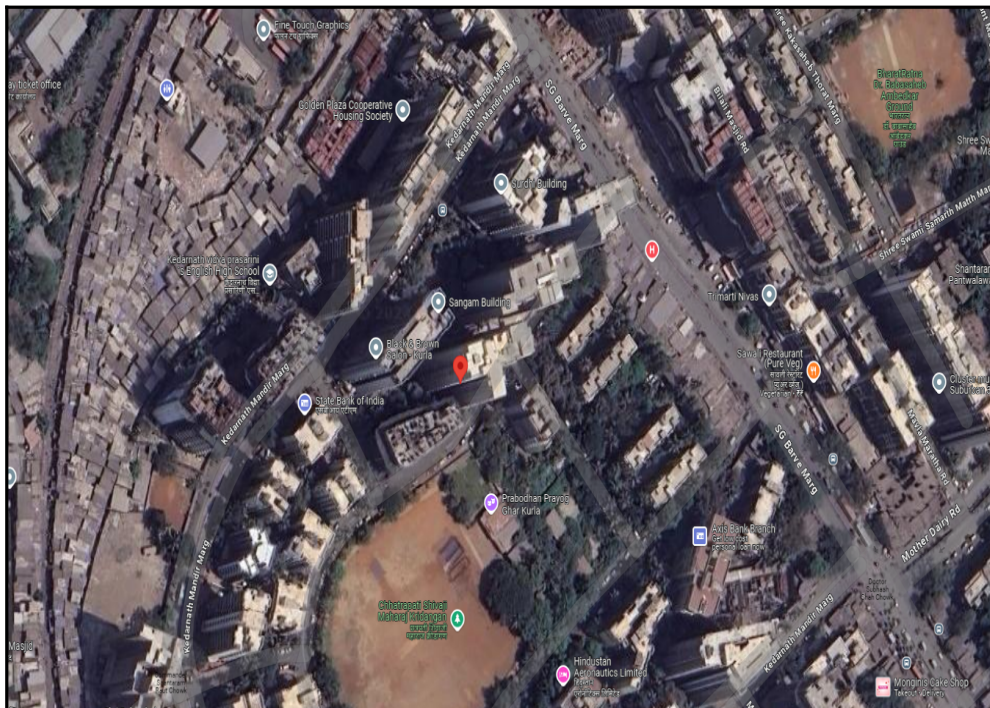
Technical details**Main Building**

11	Finishing	:	Cement Plastering.
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 plumbing with C.P. fittings. Electrical wiring with concealed
	(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.	:	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	:	3 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

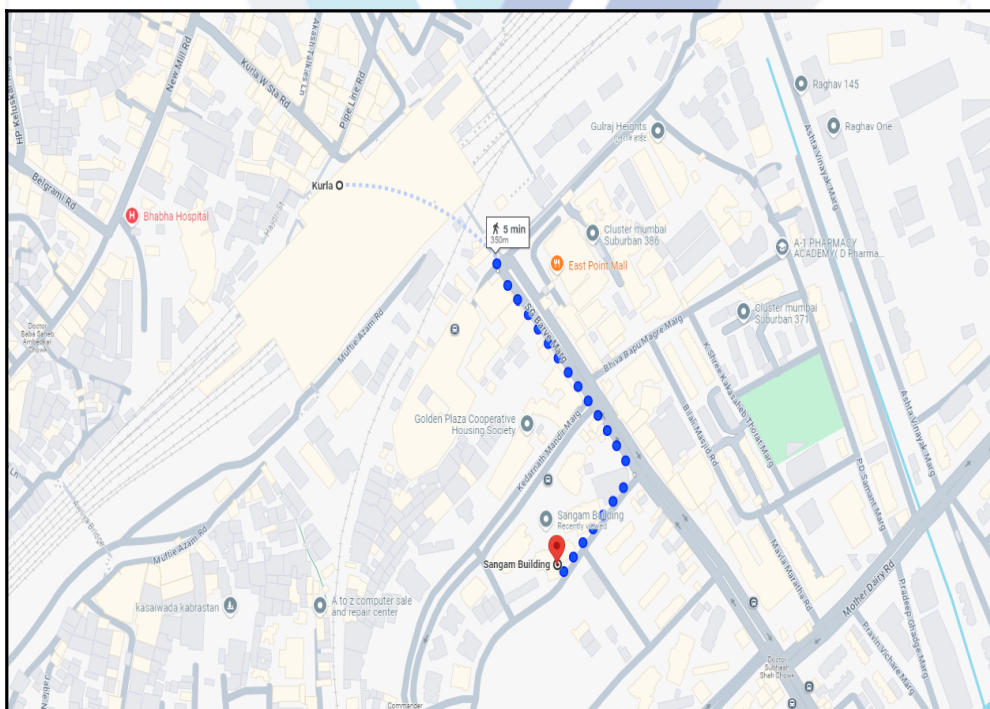
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°3'46.1"N 72°52'52.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kurla Junction - 350 Mt.).

Ready Reckoner Rate

DIVISION / VILLAGE : KURLA 3 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: S.G.Barve Marg towards South all the Land Area of the Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
107	107/514	49960	125170	143940	178000	125170
CTS No. 5, 7, 8, 9A, 10, 10A, 10B, 10/1A, 11, 11PT, 11/131, 11/132, 11/133, 11/134, 11/135, 11/136, 11/137, 11/138, 11/139, 12PT, 13, 13/15, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250.						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	125170			
Increase by 10% on Flat Located on 11 th Floor	12517		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,37,687.00	Sq. Mtr.	12,792.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	49960			
The difference between land rate and building rate(A-B=C)	87,727.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,37,687.00	Sq. Mtr.	12,792.00	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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	470.00	564.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,043.00	₹20,035.00	-

HOUSING.COM Buy In Mumbai Download App List Property Free Saved

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Hirani Swanand Bldg No 33 Last updated: Sep 14, 2024

Hirani Swanand Bldg No 33 REERA

By HIRANI GROUP ₹1.13 Cr - 1.5 Cr | ₹24 K/sq.ft
EMI starts at ₹56 K

Building No-33, Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai Price excludes maintenance, floor rise c... See More

[Contact Developer](#)

Cover Image

SHARE
SAVE

1, 2 BHK Apartments
Configurations

Nov, 2024
Possession Starts

₹24 K/sq.ft
Avg. Price

470 - 626 sq.ft.
(Carpet Area)
Sizes

Overview/Home
Highlights
Around This Project
More About Project
About Project
Recommended Properties

Why Hirani Swanand Bldg No 33?

- 3 open side properties, spacious properties, luxurious properties
- Modern amenities like landscaped gardens, swimming pool, olympic size swimming pool, tree plantation, rainwater harvesting
- Civic amenities
- Schools, malls, shopping, hospitals, banks are some of the civic amenities

Great choice! Most liked project in this area

Contact Seller

Hirani Group
Developer
+9177560.....

Please share your contact


Name

+91 Phone


<https://housing.com/in/buy/projects/kurla-east>

Price Indicators


Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	453.00	543.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,283.00	₹20,235.00	-



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Resale

1 BHK Flat In Gulraj Tower For Sale In Kurla

Jagruti Nagar, Near Sheetal Restaurant

₹ 1.1 Crores

Negotiable

₹ 63,045/Month

Estimated EMI

602

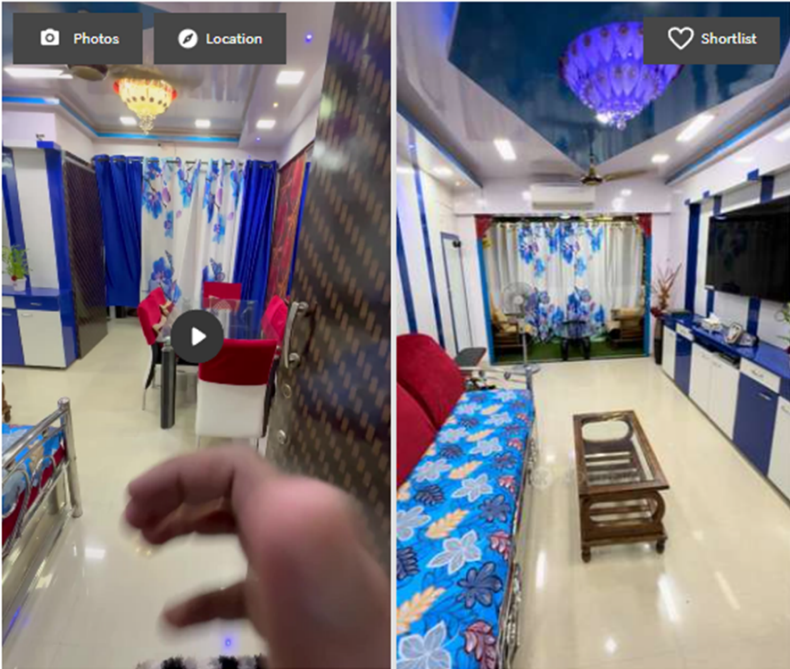
Sq.Ft

Need Home Loan ?

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Home / Flats for Sale in Mumbai / Flats for Sale in Kurla / 1bhk Flat for Sale in Kurla / Property Details

📷 Photos
📍 Location



Nearby: Equinox Commerce Centre
Bharat Cineplex
Reliance Smart
The Fern Residency
Godrej Nova

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

3

Balcony

Bike and Car

Parking

May 4, 2024

Posted On

Immediately

Possession

Gulraj Tower

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Overview

Age of Building	>10 Years
Maintenance Charges	₹5.3 Per Sq.Ft/M
Builtup Area	602 Sq.Ft
Furnishing Status	Fully Furnished
Ownership Type	Self Owned
Flooring	NA
Carpet Area	453 Sq.Ft
Facing	Don't Know

Activity On This Property

👁 20

Unique Views

♥ 0


Shortlists

🗨 0


Contacted

Powered By : NBEstimate

Similar Properties



+ 1 BHK Flat In...




VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC201709

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	488.00	585.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,430.00	₹17,025.00	-

9/30/24, 2:25 PM lgr_12878

<p>12878369 18-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 12878/2024 नोंदणी : Regn:83m</p>
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गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2) मोबदला	9970000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6862320.08
(4) भू.मापन,पोटलिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं:1806, माळा नं: 18 वा, इमारतीचे नाव: बि.नं.33,नेहरू नगर स्वानंद सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड : मुंबई-400024-मौजे-कुर्ला-3, इतर माहिती: 487.50 चौ फूट अॅस पर रेरा कार्पेट एरिया.((Survey Number : 229&267 ; C.T.S. Number : 11(Part) ;))
(5) क्षेत्रफळ	49.84 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:-मे. हिरानीमंथन बिल्डर्स अँड डेव्हलपर्स चे पार्टनर दिनेश बाबा सावंत तर्फे कु. मु. म्हणून मिनेश गणपत गावठे वय:-43 पत्ता:-प्लॉट नं: बी-110, माळा नं: , इमारतीचे नाव: श्वेता पार्क,दौलत नगर,रोड नं. 2, ब्लॉक नं: बोरिवली - पूर्व , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAEFH2784A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अतुल केशव गटेकर वय:-53; पत्ता:-प्लॉट नं: सी-201, माळा नं: , इमारतीचे नाव: लक्ष्मी नारायण सीएचएस लिमिटेड,कोकण नगर,, ब्लॉक नं: जे.एम. रोड,भारूप पश्चिम , रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AEQPG3909L
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12878/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	598500
(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.

https://staging.vastukala.co.in:8889/lgr/Search/666e29f6acc05990af7b26a1c 1/1

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	481.00	577.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,062.00	₹16,719.00	-

9/30/24, 2:26 PM lgr_8883

<p>8883369 28-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 8883/2023 नोंदणी : Regn:63m</p>
<p>गावाचे नाव : कुर्ला</p>		
(1) विलेखाचा प्रकार	अंश्रीमेंट टू सेल	
(2) मोबदला	9650000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6150478.29	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1707, माळा नं: सतरावा मजला,बिल्डिंग नं. 33., इमारतीचे नाव: नेहरू नगर स्वानंद कॉ -ऑपरेटिव्ह हौसिंग लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला पूर्व, रोड : मुंबई-400024, इतर माहिती: मौजे- कुर्ला 3((C.T.S. Number : 11(PART) ;))	
(5) क्षेत्रफळ	44.67 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हिरानीमंथन बिल्डर्स अँड डेव्हलपर्स चे प्रोप्रायटर हसमुख हिरानी तर्फे कु. मु. मितेश गणपत गावडे वय.-42 पत्ता:-प्लॉट नं: बी -207, माळा नं: ., इमारतीचे नाव: हिनल हेरिटेज , ब्लॉक नं: बोरिवली पश्चिम , रोड नं: एस वि पी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAVPH6243B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरेश श्रीचंद भाटिया वय:-50; पत्ता:-प्लॉट नं: 301, माळा नं: ., इमारतीचे नाव: लक्ष्मी पार्क , ब्लॉक नं: कुर्ला कॅम्प रोड,उल्हासनगर , रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421005 पॅन नं:-ACEPB1905F 2): नाव:-रोशनी हरेश भाटिया वय:-46; पत्ता:-प्लॉट नं: 301, माळा नं: ., इमारतीचे नाव: लक्ष्मी पार्क , ब्लॉक नं: ., रोड नं: कुर्ला कॅम्प रोड,उल्हासनगर , महाराष्ट्र, THANE. पिन कोड:-421005 पॅन नं:-AOQPB0240P	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8883/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	579000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th September 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 **₹ 1,01,05,000.00 (Rupees One Crore One Lakh Five Thousand 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

