

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora**

Residential Flat No. 503, 5th Floor, "**Parijatak Co.-Op. Hsg. Soc. Ltd**", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'21.5"N 72°57'0.3"E

Intended User:

**Cosmos Bank
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora.**

Boundaries	:	Building	Flat
North	:	Horizon Shloka / Dr Ambedkar Road	Lift
South	:	Shivam Apartment	Passage
East	:	Kailash Ashish Building	Staircase
West	:	Meghdoot CHS Ltd	Flat No. 504

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 **₹ 1,55,34,400.00 (Rupees One Crore Fifty Five Lakhs Thirty Four Thousands Four Hundred Only).**

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



Residential Flat No. 503, 5th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra,

India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 24.10.2024 for Bank Loan Purpose.
1	Date of inspection	24.10.2024
3	Name of the owner / owners	Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora
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. 503, 5 th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India. Contact Person : Amit Pravinchandra Vora (Owner) Contact No. 9967293949
6	Location, Street, ward no	Municipality Ward No - T, Dr Ambedkar Road Village - Mulund (West), District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Mulund (West) New Survey No - 1312, 1313, 1313/1 & 1313/17
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	<p>Carpet Area in Sq. Ft. = 492.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 532.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 585.20 (Carpet Area + 10%) All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 080
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. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora
	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. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	32,400.00 (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 – 2020 (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, Dombivali (East) Branch to assess Fair Market Value as on 24.10.2024 for Residential Flat No. 503, 5th Floor, "Parijatank Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.4387/2019 Dated 10.04.2019 between M/s. Sunrise Housing (The Developers) And Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora(The purchaser).
2)	Copy of Commencement Certificate No.CHE / ES / 1597 / T / 337 (New) Dated 16.05.2018 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Full Occupation Certificate No.CHE / ES / 1597 / T / 337 (New) / OCC / 1 / New Dated 14.07.2020 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of RERA Certificate No.P51800001974 Dated 31.07.2017 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Society Share Certificate No.not mentioned Dated 07.08.2021 And Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora(The purchaser) issued by SOCIETY.



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6)	Copy of Previous Valuation Report Dated 18.03.2024 issued by Aher Valuer & Engineers.
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Location

The said building is located at Municipality Ward No - T, Village - Mulund (West), Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 080. The property falls in Residential Zone. It is at a traveling distance 850M from Mulund Railway Station.

Building

The building under reference is having Ground + 13 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. 5th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed Electrificationetc.

Valuation as on 24th October 2024

The Carpet Area of the Residential Flat	:	532.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	638.40 Sq. Ft. X ₹ 2,800.00 = ₹ 17,87,520.00
Depreciation $\{(100 -) \times (4 / 60)\}$:	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	:	₹ 1,39,314/- per Sq. M. i.e. ₹ 12,943/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	532.00 Sq. Ft. X ₹ 27,700 = ₹ 1,47,36,400
Interior Decorations	:	₹ 7,98,000.00
Total Value of property as on 24th October 2024	:	₹ 1,55,34,400.00

(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 24th October 2024	:	₹ 1,55,34,400.00 - ₹ 0.00 = ₹ 1,55,34,400.00
Total Value of the property	:	₹ 1,55,34,400.00
The realizable value of the property	:	₹ 1,39,80,960.00
Distress value of the property	:	₹ 1,24,27,520.00



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Insurable value of the property (585.20 X 2,800.00)	:	₹16,38,560.00
Guideline value of the property (638.40 X 12594.00)	:	₹80,40,010.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5th Floor, "Parijatak Co.-Op. Hsg. Soc. Ltd", Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India for this particular purpose at ₹ 1,55,34,400.00 (Rupees One Crore Fifty Five Lakhs Thirty Four Thousands Four Hundred Only) as on 24th October 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 **24th October 2024** is **₹ 1,55,34,400.00 (Rupees One Crore Fifty Five Lakhs Thirty Four Thousands Four Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

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

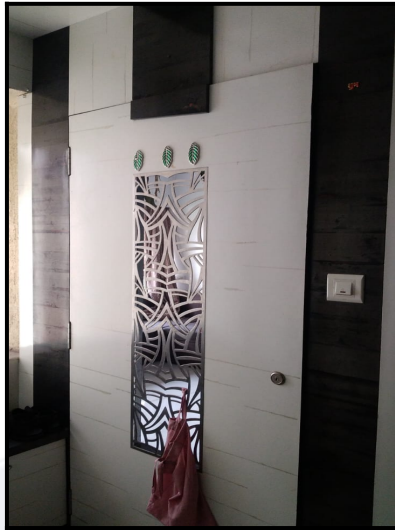
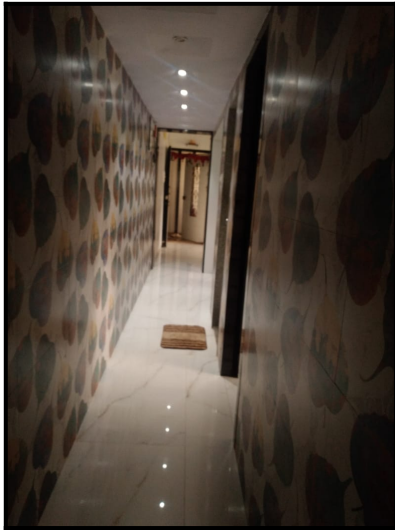
Technical details

Main Building

1	No. of floors and height of each floor	:	Ground + 13 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th Floor
3	Year of construction	:	2020 (As per occupancy certificate)
4	Estimated future life	:	56 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

Technical details		Main Building
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed Electrification
	(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

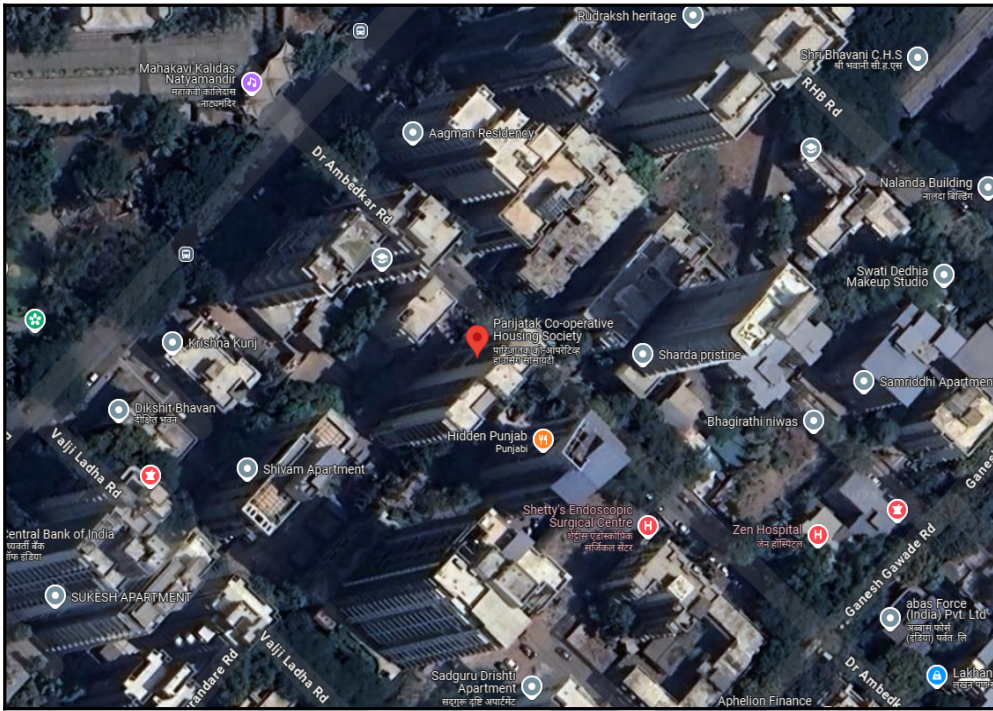
Actual Site Photographs



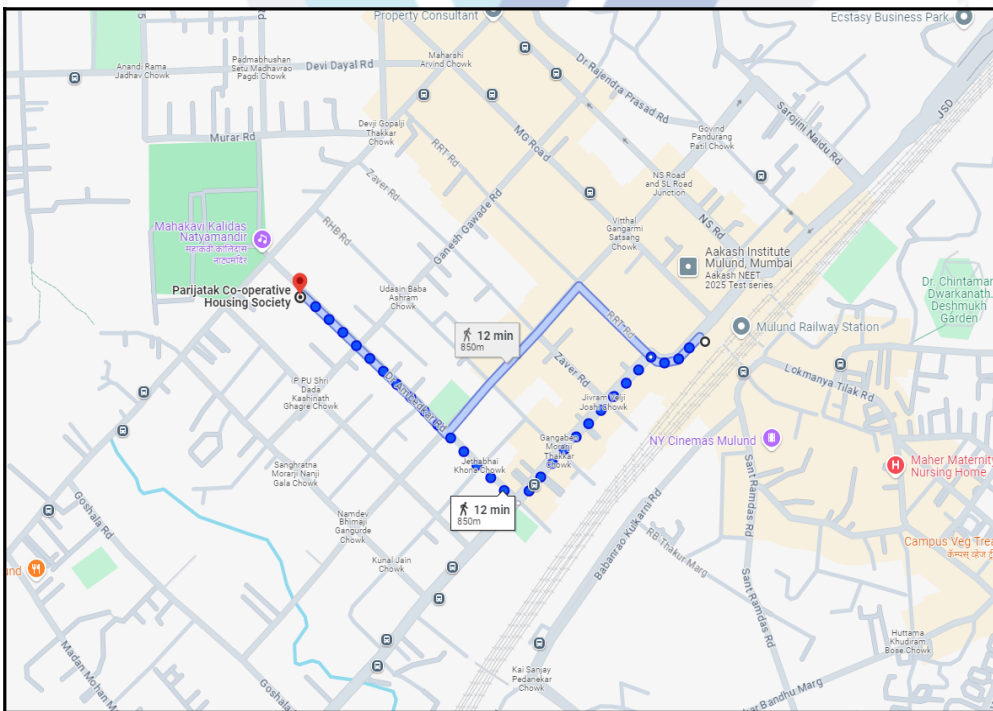
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°10'21.5"N 72°57'0.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 850M).

Ready Reckoner Rate

DIVISION / VILLAGE : MULUND WEST 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: Lal Bahadur Shastri Marg (LBS.Marg) and Railway Line.All the remaining Properties except the Properties in Zone No.123/568.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
123	123/567	64240	132680	152580	176500	132680
1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	132680			
Increase by 5% on Flat Located on 5 th Floor	6634			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,39,314.00	Sq. Mtr.	12,943.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	64240			
The difference between land rate and building rate(A-B=C)	75,074.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,35,560.00	Sq. Mtr.	12,594.00	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	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	495.00	594.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,687.00	₹23,906.00	-



Pay Rent
Post Your Property

New
Trupti Parmani
Menu



1 BHK Flat In Anon Shree Ganesh Prasad For Sale In Mul...

Shree Ganesh Prasad Apartment RHB Rd, opp. SVC Bank, Mulund West Mu...

₹ 1.42 Crores

Negotiable

₹ 81,386/Month

Estimated EMI

700

Sq.Ft

Need Home Loan ?

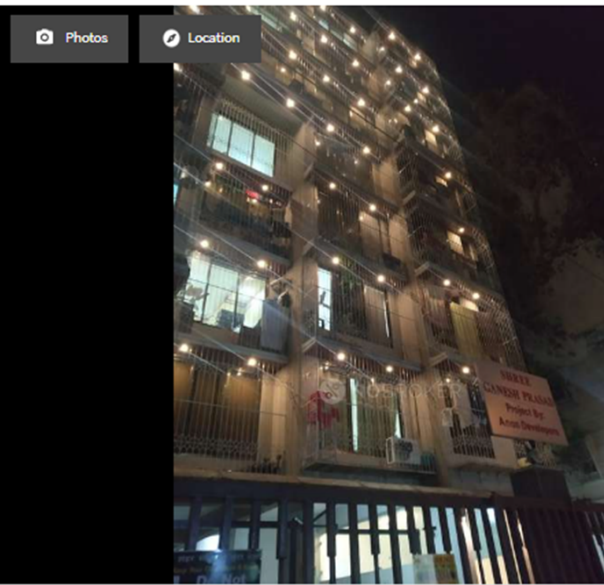
Apply Loan

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

Photos

Location

Shortlist



1 Bedroom	Apr 28, 2024
No. of Bedroom	Posted On
2 Bathroom	Immediately
No. of Bathroom	Possession
NA	Anon Shree Ganesh...
Balcony	Apartment
Car	Full
Parking	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

Nearby: Bank Of Baroda Mulund East Railway Station Bus Stop Jupiter Hospital Thane Cinepolis

Dr. Chintamani Dwarkanath Deshmukh Garden

Overview

Age of Building: 3-5 Years	Ownership Type: Self Owned
Maintenance Charges: ₹2.9 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 700 Sq.Ft	Carpet Area: 495 Sq.Ft
Furnishing Status: Fully Furnished	Facing: South-East
Floor: 7/7	Parking: Car
Gated Security: Yes	

Activity On This Property

80
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat In Shiv Ganga...

Shiv Ganga Apartment

Within 4 km

Price: ₹1.3 Crores Builtup Area: 625 sqft

Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	403.00	483.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,777.00	₹24,814.00	-

The screenshot displays a real estate listing for a 1 Bedroom 403 Sq.Ft. Apartment in Mulund West Mumbai. The listing is titled "GHP Parijatak CHS" and has a listing ID of #6287247. The price is listed as ₹ 1.2 Cr. The apartment features 1 Bedroom, is Unfurnished, has 2 Bathrooms, and a Road View. A recent registered sale is noted as Dec 2018 for ₹ 70.00 L on 484 Sq Ft. The page includes a "Valuation Report" section with a price of ₹ 1,009 2999 and a "Prime Member" badge. The listing is by Vijay Sarangule.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	891.67	1,070.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,999.00	₹22,499.00	-

10/22/24, 8:26 PM	igr_17349	
17349391 05-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्ता क्रमांक : 17349/2023 नोंदणी : Regn:83m
गावाचे नाव : मुलुंड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	24074000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16164338.06	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला, इमारतीचे नाव: शारदा प्रिस्टीन, ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड, रोड : मुलुंड पश्चिम मुम्बई 400080, इतर माहिती: 2 मॅकेनिकल कार पार्किंग सहित.((C.T.S. Number : 1258 and 1258/ 1 to 8 ;))	
(5) क्षेत्रफळ	1070 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स अनुविता रियल्टी प्रायवेट लिमिटेड चे संचालक अनिल शंकर चव्हाण वय.-80 पत्ता.-प्लॉट नं: शोप नं. 1, माळा नं: -, इमारतीचे नाव: शारदा कुटीर, ब्लॉक नं: डॉ. आंबेडकर रोड, रोड नं: मुलुंड पश्चिम मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AANCA6486G	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अमोल विलास सावंत वय.-39; पत्ता.-प्लॉट नं. 4, माळा नं: -, इमारतीचे नाव: गुलमोहर सोसायटी, ब्लॉक नं: मिथ बंदर रोड, वासिक्की नगर समोर, रोड नं: कोपरी ठाणे पूर्व, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं.-BFXPS0901R 2): नाव.-रिंकी विजय राणे वय.-32; पत्ता.-प्लॉट नं: हाऊस नं. 84, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 2, ब्लॉक नं: पॅट पोस्ट कणकवली, विजलिनगर, रोड नं: कणकवली, सिंधुदुर्ग, महाराष्ट्र, SINDHUDURG. पिन कोड.-416602 पॅन नं.-BSQPR0744B	
(9) दस्तावेज करून दिल्याचा दिनांक	28/08/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	28/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	17349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1444500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)बोरा		
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/igrSearch/65971206241b4124c5e02d40		
		7/1

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th October 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.



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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 **₹ 1,55,34,400.00 (Rupees One Crore Fifty Five Lakhs Thirty Four Thousands Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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