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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Ramchandra Dwarkanath Tandel**

Residential Flat No. 2102, 21<sup>st</sup> Floor, "**Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.**", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, State - Maharashtra, India.

Latitude Longitude : 19°8'50.3"N 72°55'36.9"E

### Intended User:

**Cosmos Bank**

**Amrutnagar GHatkopar West**

Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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| 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2102, 21<sup>st</sup> Floor, "**Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.**", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, State - Maharashtra, India belongs to **Mr. Ramchandra Dwarkanath Tandel.**

Boundaries	:	Building	Flat
North	:	Under Construction Building	Flat No. 2103
South	:	Jamil Nagar Road	Marginal Space
East	:	Jamil Nagar Road & Slum Area	Passage
West	:	Nipun Galaxy Road & Nipun Galaxy Building	Marginal Space

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 **₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands 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. 2102, 21<sup>st</sup> Floor, "Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, 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 23.10.2024 for Housing Loan Purpose.
1	Date of inspection	21.10.2024
3	Name of the owner / owners	<b>Mr. Ramchandra Dwarkanath Tandel</b>
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	<b>Address:</b> Residential Flat No. 2102, 21 <sup>st</sup> Floor, "Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Jaai Ramchandra Tandel (Owner's Wife) Contact No. 9833895675
6	Location, Street, ward no	Municipality Ward No - S - Ward, Utkarsh Nagar Village - Kanjur, Bhandup (West) District - Mumbai Suburban District
7	Survey / Plot No. of land	Village - Kanjur New Survey No - 31 (B) Part & 35 (A) Part
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. M. = 337.59</b> (Area as per Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 323.00</b> <b>Dry Balcony Area in Sq. Ft. = 15.00</b> <b>Total Carpet Area in Sq. Ft. = 338.00</b> (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 305.00</b> (Area As Per Society NOC Letter )</p> <p><b>Built Up Area in Sq. Ft. = 335.50</b> (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kanjur, Bhandup (West) Taluka - Kurla, District - Mumbai Suburban District, Pin - PIN Code - 400 078
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached

24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Ramchandra Dwarkanath Tandel
	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 SRA / MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Ramchandra Dwarkanath Tandel
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,400.00 (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	<b>SALES</b>	

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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (As Per Part 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Amrutnagar GHatkopar West Branch to assess Fair Market Value as on 23.10.2024 for Residential Flat No. 2102, 21<sup>st</sup> Floor, "**Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.**", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, State - Maharashtra, India belongs to **Mr. Ramchandra Dwarkanath Tandel**.

### We are in receipt of the following documents:

1)	Copy of Society Share Certificate Document No.91 Dated 06.03.2023 And Mr. Ramchandra Dwarkanath Tandel(The Allottee).
2)	Copy of Part Occupancy Certificate Document No.SRA / ENG / 3912 / S / PL / AP dated 25.10.2021 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of List of Society Members Dated 07.10.2016.
4)	Copy of Society NOC Letter Dated 22.10.2024.
5)	Copy of Electricity Bill Consumer No.000074824765 Dated 20.10.2024.

### Location

The said building is located at Municipality Ward No - S - Ward, Village - Kanjur, Bhandup (West), Taluka - Kurla, District -



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Mumbai Suburban District, PIN Code - 400 078. The property falls in Residential Zone. It is at a traveling distance 1.8 Km. from Bhandup Railway Station.

### **Building**

The building under reference is having Stilt + 23 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. 21st Floor is having 6 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 21<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 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 23rd October 2024**

The Carpet Area of the Residential Flat	:	305.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2021 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	3 Years
Cost of Construction	:	335.50 Sq. Ft. X ₹ 2,800.00 = ₹ 9,39,400.00
Depreciation $\{(100 - ) \times (3 / 60)\}$	:	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	:	₹ 1,44,843/- per Sq. M. i.e. ₹ 13,456/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 23rd October 2024	:	305.00 Sq. Ft. X ₹ 18,000 = ₹54,90,000.00

(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)

<b>Fair value of the property as on 23rd October 2024</b>	:	<b>₹ 54,90,000.00 - ₹ 0.00 = ₹ 54,90,000.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 54,90,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹49,41,000.00</b>
<b>Distress value of the property</b>	:	<b>₹43,92,000.00</b>
<b>Insurable value of the property (335.50 X 2,800.00)</b>	:	<b>₹9,39,400.00</b>
<b>Guideline value of the property (335.50 X 13062.00)</b>	:	<b>₹43,82,301.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2102, 21<sup>st</sup> Floor, "Sarthak S.R.A. Co-op. Hsg. Soc. Ltd.", Utkarsh Nagar , T. P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 078, State - Maharashtra, India



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for this particular purpose at **₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands Only)** as on 23rd 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 **23rd October 2024** is **₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands 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

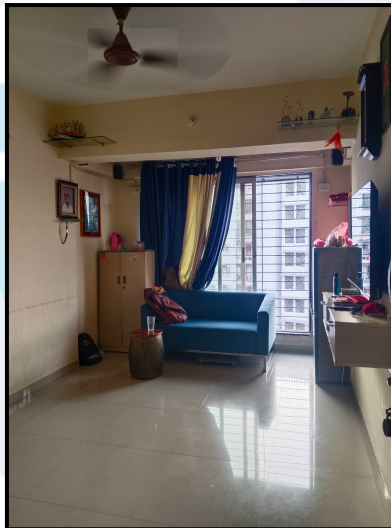
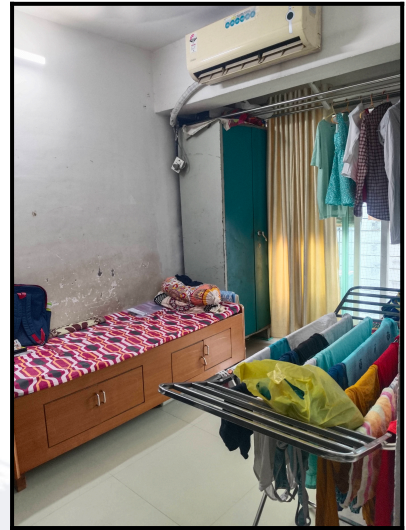
#### Main Building

1	No. of floors and height of each floor	:	Stilt + 23 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 21 <sup>st</sup> Floor
3	Year of construction	:	2021 (As Per Part Occupancy Certificate)
4	Estimated future life	:	57 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.



Technical details		Main Building								
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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	: 2 Lifts								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

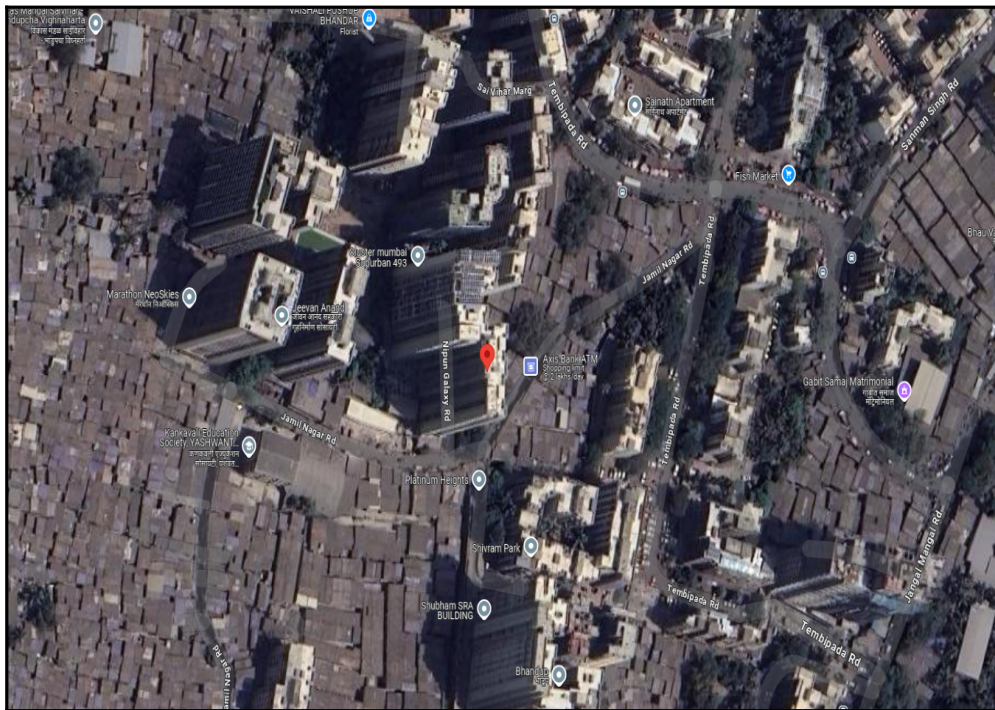
## Actual Site Photographs



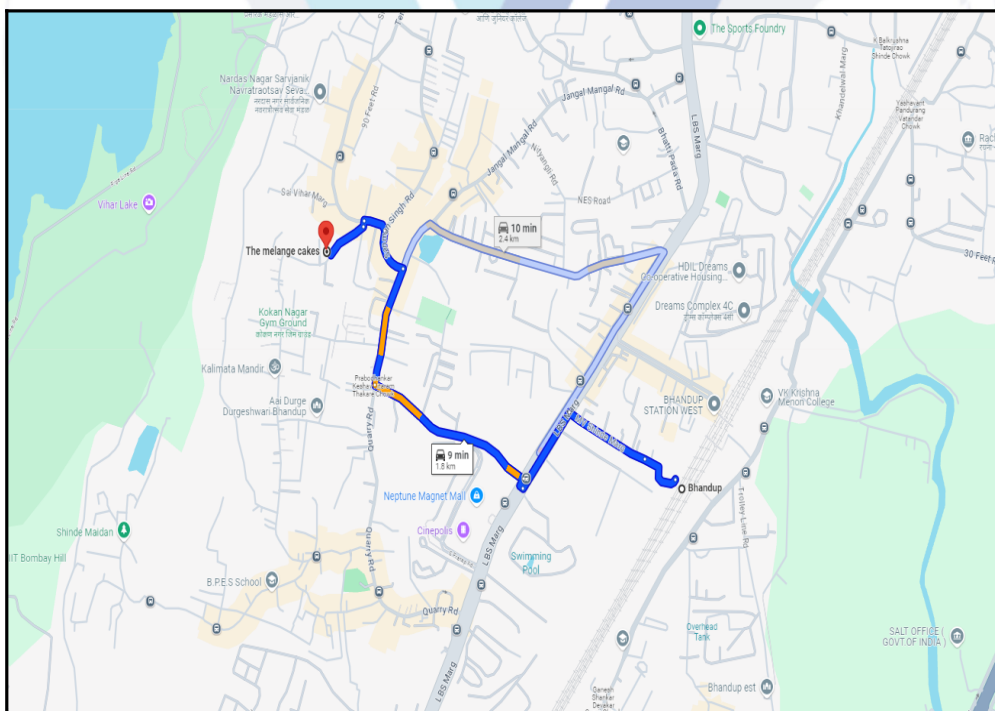
# Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°8'50.3"N 72°55'36.9"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhandup - 1.8 Km.).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
120/547 -भुभाग: एल.बी.एस.मार्गाच्या पश्चिमेकडील सर्व मिळकती.	60030	125950	144840 163200	125950	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	125950			
Increase by 15% on Flat Located on 21 <sup>st</sup> Floor	18892.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,44,843.00</b>	<b>Sq. Mtr.</b>	<b>13,456.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	60030			
The difference between land rate and building rate(A-B=C)	84,812.50			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,40,602.00</b>	<b>Sq. Mtr.</b>	<b>13,062.00</b>	<b>Sq. Ft.</b>

### 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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	323.00	387.60	465.12
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,981.00	₹18,318.00	₹15,265.00

99acres

[Buy](#) | 
 

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Home > Property in Mumbai > Flats in Mumbai > Flats in Bhandup > Flats in Utakarsh Nagar > 1 BHK Flats in Utakarsh Nagar

Posted on Oct 09, 2024 | Ready to move

₹71 Lac

@ 21,981 per sq.ft.

Estimated EMI ₹56,708

1BHK 2Baths

Flat/Apartment for Sale

in Marathon Neoskies, Utakarsh Nagar, Bhandup West

Contact Owner FREE

♥ Shortlist

RERA STATUS

REGISTERED

Registration No: P51800018106 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Registry Record
Society Reviews
Recommend. >

Property (12)

Society (37)

Photos (1/12)

Area

Carpet area: 323 sq.ft. (30.01 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms, No Balcony

Price

₹ 71 Lac+ Govt Charges & Tax @ 21,981 per sq.ft. (All inclusive, Negotiable)

Address

Marathon Neoskies, Utakarsh Nagar, Bhandup West

Floor Number

18<sup>th</sup> of 22 Floors

Facing

West

Overlooking

Park/Garden, Club, Main Road, Others

Property Age

0 to 1 Year Old [View Construction Status](#)

Places nearby

A 1802, Utakarsh Nagar, Bhandup West

Bhandup Railway Station
Bhandup Metro Station
Dreams mall
LBS Marg
YCS School
Gur

Why should you consider this property?

Close to Metro Station
Close to School
Fresh Construction
Close to Hospital
Full Power Backup
24\*7 Water

On-Call Maintenance Staff
Close to Market
Gated Society
Corner Property
Overlooking Park/Garden

Overlooking Main Road
Feng Shui/ Vaastu Compliant
Fitness Center/ Gym

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Marble | Furnishing: Semifurnished

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	323.00	387.60	465.12
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹20,124.00	₹16,770.00	₹13,975.00

The screenshot displays a property listing on the 99acres website. The main details include:

- Property Type:** 1BHK 2Baths Flat/Apartment for Sale
- Location:** in marathon neoskies, Utkarsh Nagar, Bhandup West
- Price:** ₹65 Lac @ 20,123 per sq.ft.
- Estimated EMI:** ₹51,916
- Carpet Area:** 323 sq.ft. (30.01 sq.m.)
- Configuration:** 1 Bedroom, 2 Bathrooms, No Balcony
- Price Details:** ₹65 Lac + Govt Charges & Tax in marathon neoskies @ 20,123 per sq.ft. (Negotiable)
- Address:** Utkarsh Nagar, Bhandup West
- Floor Number:** 6<sup>th</sup> of 21 Floors
- Property Age:** 0 to 1 Year Old

Additional features shown include a video of the property, nearby places like Vitthal Temple and St. Francis Xavier's Church, and key highlights such as Fresh Construction, Wheel Chair Friendly, and Pet Friendly.



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	354.13	424.96	509.95
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹16,661.00	₹13,884.00	₹11,570.00

14839370

13-07-2024

Note:-Generated Through eSearch Module,For  
original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 14839/2024

नोटणी :

Regn:63m

### गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	4786055.12
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 903, माळा नं: 9 वा मजला,ए विंग, इमारतीचे नाव: प्लेटिनम हाईट्स, ब्लॉक नं: उत्कर्ष नगर,ऑफ. जे. एम. रोड, रोड : भाडूप पश्चिम,मुंबई-400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 32.90 चौ. मीटर कारपेट.(( C.T.S. Number : 189 (Part) and 190 ; ) )
(5) क्षेत्रफळ	36.19 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:-सोनाली नितिनकुमार मौर्या वय:-38 पत्ता:-प्लॉट नं: रूम नं. 2/2, माळा नं: -, इमारतीचे नाव: तारामती भुवन, ब्लॉक नं: टेंबी पाडा रोड, साई हिल, स्वामी समर्थ मठ जवळ, रोड नं: भाडूप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-CYSPPM1681F 2): नाव:-नितिनकुमार रामदुलार मौर्या वय:-43 पत्ता:-प्लॉट नं: रूम नं. 2/2, माळा नं: -, इमारतीचे नाव: तारामती भुवन, ब्लॉक नं: टेंबी पाडा रोड, साई हिल, स्वामी समर्थ मठ जवळ, रोड नं: भाडूप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AUCPM0441K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयवंत नारायण केळुसकर वय:-71; पत्ता:-प्लॉट नं: 1905, माळा नं: 19 वा मजला, बी विंग, इमारतीचे नाव: जीवन आनंद को ऑप हौ सो लि, ब्लॉक नं: उत्कर्ष नगर, यशवंत चांदजी स्कुल समोर, रोड नं: अशोक केदाररे चौक, भाडूप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ACJPK5416D 2): नाव:-सुप्रिया जयवंत केळुसकर वय:-63; पत्ता:-प्लॉट नं: 1905, माळा नं: 19 वा मजला, बी विंग, इमारतीचे नाव: जीवन आनंद को ऑप हौ सो लि, ब्लॉक नं: उत्कर्ष नगर, यशवंत चांदजी स्कुल समोर, रोड नं: अशोक केदाररे चौक, भाडूप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AMRPK1434D
(9) दस्तऐवज करून दिल्याचा दिनांक	12/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14839/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	323.02	387.62	465.14
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹17,027.00	₹14,189.00	₹11,824.00

15954391  
24-07-2024

Note:-Generated Through eSearch Module,For  
original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4  
दस्त क्रमांक : 15954/2024  
नोंदणी :  
Regn:83m

#### गावाचे नाव : कांजुर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4365506.48
(4) भू-मापन,पॉटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका नं: बी/1007, माळा नं: 10 वा मजला,बी-विंग, इमारतीचे नाव: मॅरेथॉन निओस्काईस, ब्लॉक नं: उत्कर्ष नगर,यशवंतचंदजी सावंत विद्यामंदिरच्या समोर, रोड नं: भांडुप-पश्चिम,मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 30.01 चौ.मी कारपेट...( C.T.S. Number : 31/B (pt), 32, 32/1 to 3, 33(pt),34 ; )
(5) क्षेत्रफळ	33.01 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:-कल्पना शैलेश मुळीक वय:-45 पत्ता:-प्लॉट नं: 1007, माळा नं: 10 वा मजला, बी-विंग, इमारतीचे नाव: मॅरेथॉन निओस्काईस, ब्लॉक नं: उत्कर्ष नगर,यशवंतचंदजी सावंत विद्यामंदिरच्या समोर, रोड नं: भांडुप-पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ASNPP1176H 2): नाव:-शैलेश सखाराम मुळीक वय:-46 पत्ता:-प्लॉट नं: 1007, माळा नं: 10 वा मजला, बी-विंग, इमारतीचे नाव: मॅरेथॉन निओस्काईस, ब्लॉक नं: उत्कर्ष नगर,यशवंतचंदजी सावंत विद्यामंदिरच्या समोर, रोड नं: भांडुप-पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AGDPM8849Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रेया विनोद भालेराव वय:-42; पत्ता:-प्लॉट नं: रूम नं.03, माळा नं: -, इमारतीचे नाव: खुदीराम पंचू यादव चाळ, ब्लॉक नं: एस पी रोड, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AJWPR8764M 2): नाव:-विनोद श्रीराम भालेराव वय:-39; पत्ता:-प्लॉट नं: रूम नं.03, माळा नं: -, इमारतीचे नाव: खुदीराम पंचू यादव चाळ, ब्लॉक नं: एस पी रोड, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AMMPB2099J
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15954/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	330000
(13)बाजारभावप्रमाणे 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 **23rd 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.

## 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 **₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands 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

