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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 Proposed Purchaser : **Mrs. Sneha Kunal Padwal**

Name of Owner : **Kotak Mahindra Bank Limited**

Residential Flat No. 624, 6<sup>th</sup> Floor, Wing - C, "**Shree Krupa Co-op. Hsg. Soc. Ltd.**", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, State - Maharashtra, India.

Latitude Longitude : 18°59'15.2"N 72°50'11.3"E

### Intended User:

**Cosmos Bank**

**APMC Vashi Branch**

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 624, 6<sup>th</sup> Floor, Wing - C, "**Shree Krupa Co-op. Hsg. Soc. Ltd.**", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, State - Maharashtra, India belongs to **Kotak Mahindra Bank Limited**. Name of Proposed Purchaser is **Mrs. Sneha Kunal Padwal**.

| Boundaries | : | Building                     | Flat           |
|------------|---|------------------------------|----------------|
| North      | : | Shree Samarth Hanuman Street | Marginal Space |
| South      | : | Slum Area                    | Flat No. 623   |
| East       | : | Mill Land                    | Passage        |
| West       | : | Badak Chawl                  | 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 **₹ 66,99,105.00 (Rupees Sixty Six Lakhs Ninety Nine Thousands One Hundred And Five Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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- Mumbai
- Aurangabad
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Residential Flat No. 624, 6<sup>th</sup> Floor, Wing - C, "Shree Krupa Co-op. Hsg. Soc. Ltd.", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, 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 16.11.2024 for Housing Loan Purpose.  |
| 1  | Date of inspection   | 13.11.2024  |
| 3  | Name of the owner / owners   | <b>Kotak Mahindra Bank Limited</b>  |
|    | Name of the proposed purchaser   | <b>Mrs. Sneha Kunal Padwal</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. 624, 6 <sup>th</sup> Floor, Wing - C, "Shree Krupa Co-op. Hsg. Soc. Ltd.", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, State - Maharashtra, India.<br><br><b>Contact Person :</b><br>Mr. Vikas Rawat (Representative of Bank)<br>Contact No. 9892421226 |
| 6  | Location, Street, ward no  | S-15, Shree Samarth Hanuman Street  |
| 7  | Survey / Plot No. of land  | CTS No - 798 of   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area  |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class  |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity   |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private Cars  |
|    | <b>LAND</b>  |   |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features                          | <b>Carpet Area in Sq. Ft. = 243.09</b><br><b>(Area as per Site measurement)</b><br><b>Carpet Area in Sq. Ft. = 225.00</b><br><b>(Area As Per MHADA Allotment Letter)</b><br><br><b>Built Up Area in Sq. Ft. = 270.00</b><br><b>(Carpet Area + 20%)</b>  |



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|    |  |   |
|----|--|---|
| 13 | Roads, Streets or lanes on which the land is abutting  | Pin - 400 033   |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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?  | Vacant- Bank Possession   |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Vacant- Bank Possession   |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per MCGM norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |   |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Vacant- Bank Possession   |
|    | (ii) Portions in their occupation  | Fully Vacant- Bank Possession   |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each   | 14,300.00 (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>COST OF CONSTRUCTION</b>   |   |
| 41 |      | Year of commencement of construction and year of completion   | Year of Completion – 2007 (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. |
| <b>Remark:</b> |  |       |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 16.11.2024 for Residential Flat No. 624, 6<sup>th</sup> Floor, Wing - C, "**Shree Krupa Co-op. Hsg. Soc. Ltd.**", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, State - Maharashtra, India belongs to **Kotak Mahindra Bank Limited**. Name of Proposed Purchaser is **Mrs. Sneha Kunal Padwal**.

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

|    |   |
|----|---|
| 1) | Copy of Occupancy Certificate No.EE/BP/4932/E/PB Dated 03.05.2007 issued by Municipal Corporation of Greater Mumbai.  |
| 2) | Copy of MHADA Allotment Letter No. 2833 Dated 14.08.2007 And Shri. Dattaram Ramchandra Devrukhkar(The Allottee) issued by Mumbai Housing and Area Development Board.          |
| 3) | Copy of Draft Sale Certificate between Kotak Mahindra Bank Limited(The Transferor) And Mrs. Sneha Kunal Padwal(The Transferee) (Draft Sale Certificate made in October 2023). |
| 4) | Copy of MHADA Possession receipt Dated 18.08.2007 in the name of Shri. Dattaram Ramchandra Devrukhkar issued by MHADA..   |
| 5) | Copy of MHADA Possession receipt Document No. EM/MBR & RB/Letter No. 4309 Dated 18.08.2007 issued by Mumbai Housing and Area Development Board.                               |
| 6) | Copy of Society Maintenance Bill No. 623 Dated 01.06.2023 in the name of Dattaram Ramchandra Devrukhkar issued by Shree Krupa Sahakari Gruhanirman Sanstha..                  |
| 7) | Copy of Court Order No.Case No . 397 /SA/20 21, CNR N o. MHMM11-003050-2021 Dated 29.09.2022.   |

### Location

The said building is located at , Kalachowki400 033. The property falls in Residential Zone. It is at a traveling distance 850m from Chinchpokli Railway Station.

### Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 25 Residential Flat. The building is having 3 lifts.

### Residential Flat:



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The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + WC + Bathroom.(i.e. 1RK Flat) This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Open plumbing with C.P. fittings. Casing Capping wiringetc.

### Valuation as on 16th November 2024

|   |   |                |
|---|---|----------------|
| The Built Up Area of the Residential Flat | : | 270.00 Sq. Ft. |
|---|---|----------------|

### Deduct Depreciation:

|   |   |  |
|---|---|--|
| Year of Construction of the building  | : | 2007 (As per occupancy certificate)                    |
| Expected total life of building   | : | 60 Years   |
| Age of the building as on 2024  | : | 17 Years   |
| Cost of Construction  | : | 270.00 Sq. Ft. X ₹ 2,700.00 = ₹ 7,29,000.00            |
| Depreciation $\{(100 - 10) \times (17 / 60)\}$                              | : | 25.50%   |
| Amount of depreciation  | : | ₹ 1,85,895.00  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,61,154/- per Sq. M.<br>i.e. ₹ 14,972/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 1,44,920/- per Sq. M.<br>i.e. ₹ 13,464/- per Sq. Ft. |
| Value of property   | : | 270.00 Sq. Ft. X ₹ 25,500 = ₹68,85,000                 |
| Total Value of property as on 16th November 2024                            | : | ₹68,85,000.00  |

(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 16th November 2024 | : | ₹ 68,85,000.00 - ₹ 1,85,895.00 = ₹ 66,99,105.00 |
| Total Value of the property                         | : | ₹ 66,99,105.00                                  |
| The realizable value of the property                | : | ₹60,29,195.00                                   |
| Distress value of the property                      | : | ₹53,59,284.00                                   |
| Insurable value of the property (270.00 X 2,700.00) | : | ₹7,29,000.00                                    |
| Guideline value of the property (270.00 X 13464.00) | : | ₹36,35,280.00                                   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 624, 6<sup>th</sup> Floor, Wing - C, "Shree Krupa Co-op. Hsg. Soc. Ltd.", S-15, Shree Samarth Hanuman Street, Dr. Babasaheb Ambedkar Road, Kalachowki, Mazgaon, Chinchpokli (East), Mumbai -, 400 033, State - Maharashtra, India for this particular purpose at ₹ 66,99,105.00 (Rupees Sixty Six Lakhs Ninety Nine Thousands One Hundred And Five Only) as on 16th November 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 16th November 2024 is ₹ 66,99,105.00 (Rupees Sixty Six Lakhs Ninety Nine Thousands One



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**Hundred And Five Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

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

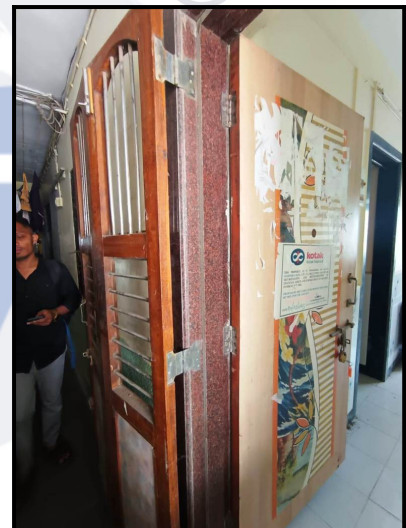
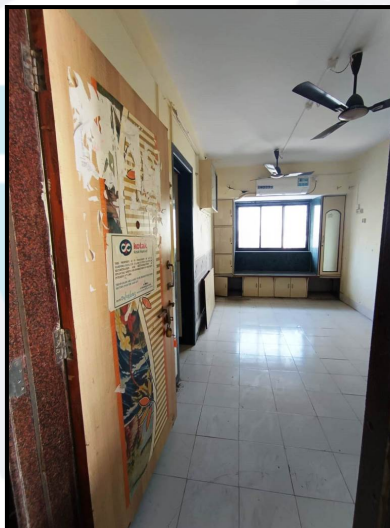
#### ANNEXURE TO FORM 0-1

|    | Technical details   |   | Main Building   |
|----|---|---|---|
| 1  | No. of floors and height of each floor                          | : | Ground + 7 Upper Floors   |
| 2  | Plinth area floor wise as per IS 3361-1966                      | : | N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor   |
| 3  | Year of construction  | : | 2007 (As per occupancy certificate)   |
| 4  | Estimated future life   | : | 43 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 flush shutters, Powder coated Aluminum sliding windows, . |
| 10 | Flooring  | : | Ceramic Tile Flooring.  |
| 11 | Finishing   | : | Cement Plastering.  |
| 12 | Roofing and terracing   | : | R.C.C. slab.  |
| 13 | Special architectural or decorative features, if any            | : | No  |

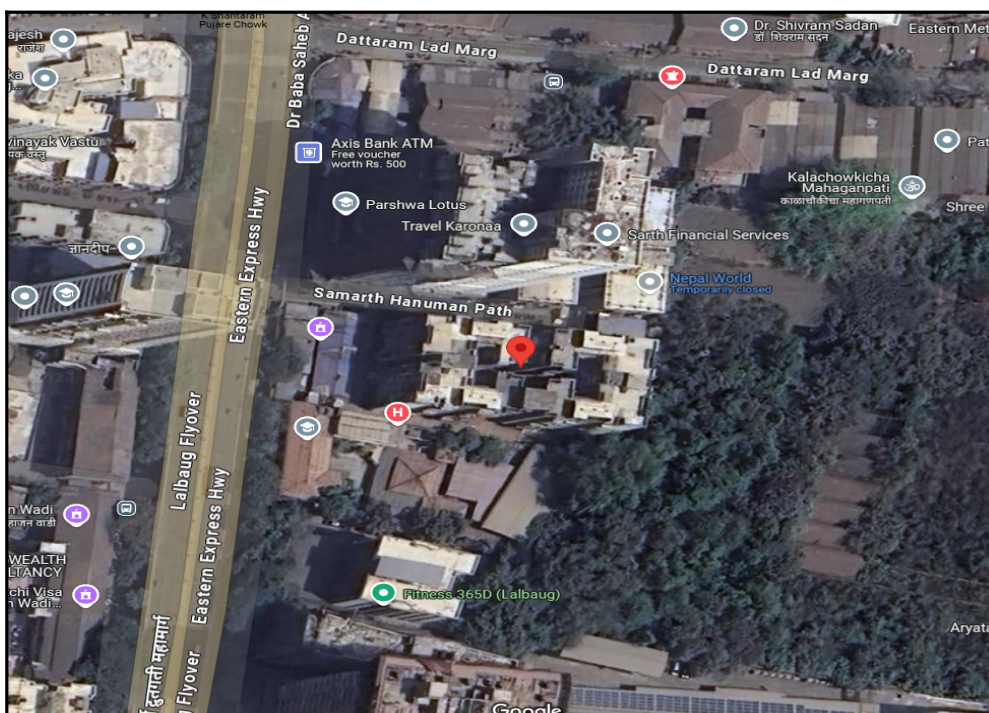


| Technical details      |   | Main Building                                       |                                      |      |  |   |                        |       |                |      |             |                      |
|------------------------|---|---|--------------------------------------|------|--|---|------------------------|-------|----------------|------|-------------|----------------------|
| 14                     | <table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>  | (i)   | Internal wiring – surface or conduit | (ii) | Class of fittings: Superior/Ordinary/Poor. | : Open plumbing with C.P. fittings. Casing Capping wiring |                        |       |                |      |             |                      |
| (i)                    | Internal wiring – surface or conduit  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (ii)                   | Class of fittings: Superior/Ordinary/Poor.  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| 15                     | <table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table> | Sanitary installations                              |                                      | (i)  | No. of water closets                       | (ii)  | No. of lavatory basins | (iii) | No. of urinals | (iv) | No. of sink | : As per Requirement |
| Sanitary installations |   |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (i)                    | No. of water closets  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (ii)                   | No. of lavatory basins  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (iii)                  | No. of urinals  |   |                                      |      |  |   |                        |       |                |      |             |                      |
| (iv)                   | No. of sink   |   |                                      |      |  |   |                        |       |                |      |             |                      |
| 16                     | Class of fittings: Superior colored / superior white/ordinary.  | : Superior White                                    |                                      |      |  |   |                        |       |                |      |             |                      |
| 17                     | Compound wall<br>Height and length<br>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<br>Location, capacity<br>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            |                                      |      |  |   |                        |       |                |      |             |                      |

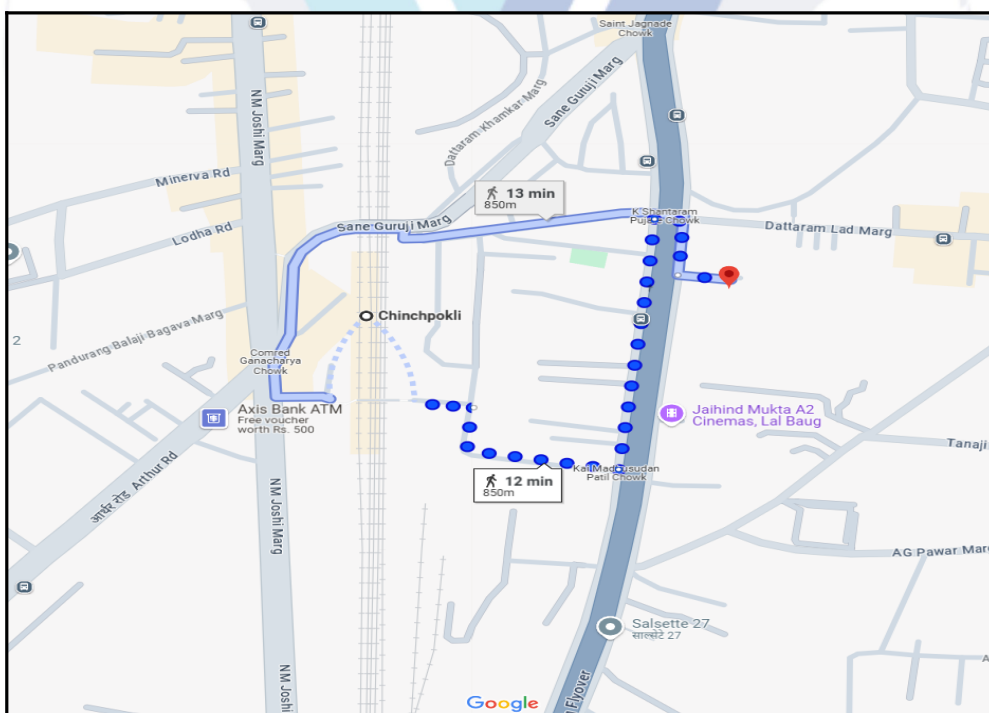
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 18°59'15.2"N 72°50'11.3"E**

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

## Ready Reckoner Rate

| DIVISION / VILLAGE : MAZGAON<br>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: Division Boundary Line on the East, (Harbor Railway Line and the G.D. Ambedkar Marg Portion), to the West Central Railway Line, Division Boundary, to the North Division Boundary Limit Dattaram Lad Marg, to the South the Sant Savata Mali Marg. |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |   |       |                 |                       |        |            |
| Zone   | Sub Zone  | Land  | Residential     | Office                | Shop   | Industrial |
| 10   | 10/79   | 65660 | 153480          | 176500                | 191850 | 153480     |
| 619, 620, 626, 627, 628, 629, 633, 634, 635, 636, 637, 638, 639, 640, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 672, 674, 676, 682, 683, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 699, 701, 702, 703, 704, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 729, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 762, 763, 764, 765, 766, 772, 773, 774, 778, 782, 783, 784, 785, 786, 787, 788, 789, 790, 798, 799, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 827, 828, 829, 830, 831, 832, 839, 846, 881, 899, 900, 1433, 1483/5 |   |       |                 |                       |        |            |
| <a href="#" style="background-color: #2c4e64; color: white; padding: 2px 5px; border-radius: 3px;">Compare With Previous Year</a>  |   |       |                 |                       |        |            |

|  |                    |                 |                  |                |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 153480             |                 |                  |                |
| Increase by 5% on Flat Located on 6 <sup>th</sup> Floor                          | 7674               |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>1,61,154.00</b> | <b>Sq. Mtr.</b> | <b>14,972.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 65660              |                 |                  |                |
| The difference between land rate and building rate(A-B=C)                        | 95,494.00          |                 |                  |                |
| Percentage after Depreciation as per table(D)                                    | 17%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>1,44,920.00</b> | <b>Sq. Mtr.</b> | <b>13,464.00</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                | Residential Flat |                 |                 |
| Source                  | Housing.Com      |                 |                 |
| Floor                   | -                |                 |                 |
|                         | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 300.00           | 360.00          | -               |
| <b>Percentage</b>       | -                | 20%             | -               |
| <b>Rate Per Sq. Ft.</b> | ₹31,667.00       | ₹26,389.00      | -               |

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Home / Mumbai / Lower Parel / Apartment for Sale in Lower Parel / 1 RK Flat Last updated: Oct 30, 2024

### 1 RK Flat


Lower Parel, Mumbai

## ₹95.0 L

EMI starts at ₹4716 K

₹26.39 K/sq.ft


[Contact Seller](#)



Hall

SHARE

SAVE



Bedroom

+

9 more

360 sq.ft  
Built Up Area

₹26.39 K/sq.ft  
Avg. Price

10 Year Old  
Age of property

Ready to move  
Possession status

Lower i  
of 24 floors

East facing  
Facing

Semi Furnished  
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY

Property Location  
**Lower Parel, Mumbai**

Around This Property

School  
KENIA & ANCHOR ENGLISH SCHOOL

4 mins  
(2.9 km)

Hospital  
Healthspring Parel

2 mins  
(1.9 km)

[View more on Maps](#)

**Property Overview**

🔥 Awesome! Nice neighborhood around

**Contact Seller**

S

**Sudhir Janardan Shinde**

Agent

+9197699.....

Please share your contact

Name

+91  Phone

Email

I agree to be contacted by Housing and agents via [WhatsApp](#), [SMS](#), [phone](#), [email](#), etc.



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## Price Indicators

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Nobroker.com     |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 375.00           | 450.00          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹32,000.00       | ₹26,667.00      | -               |

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[Post Your Property](#)
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[Log in](#)

**1 RK Flat In Shree Motanka Chs For Sale In Chi...**

Professor Dattaram Narayan Lad Marg, Near Tambawala Build...

**₹ 1.2 Crores**

Negotiable

**₹ 68,777/Month**

Estimated EMI

**450**

Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Chinchpokli / 1rk Flat for Sale in Chinchpokli / Property Details

Photos
Location

+3

**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**NA**

Balcony

**None**

Parking

**Aug 28, 2024**

Posted On

**Feb 1, 2025**

Possession

**Shree Motanka Chs**

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](#)

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM   Cotton Green Railway Station   Lakadawala Solitaire

Aditya Jyot Eye Hospital   Plaza Cinema

### Overview

|                     |                  |                   |   |
|---------------------|------------------|-------------------|---|
| Age of Building     | 1-3 Years        | Ownership Type    | Self Owned                              |
| Maintenance Charges | ₹4.0 Per Sq.Ft/M | Flooring          | NA                                      |
| Builtup Area        | 450 Sq.Ft        | Furnishing Status | Unfurnished <a href="#">Furnish Now</a> |
| Facing              | East             | Floor             | 4/21                                    |

### Activity On This Property

**236**

Unique Views

**0**

Shortlists

**3**

Contacted

Powered By : NBEstimate

### Similar Properties

**1 RK Flat In Shrimotan...**

## Sale Instances

|                  |                          |                 |                 |
|------------------|--------------------------|-----------------|-----------------|
| Property         | Residential Flat         |                 |                 |
| Source           | https://www.99acres.com/ |                 |                 |
| Floor            | -                        |                 |                 |
|                  | <b>Carpet</b>            | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 225.00                   | 270.00          | -               |
| Percentage       | -                        | 20%             | -               |
| Rate Per Sq. Ft. | ₹29,778.00               | ₹24,815.00      | -               |

|  |   |  |
|--|---|--|
| 17927319<br>25-10-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b>   | द्वयम निबंधक : सह दु.नि.मुंबई शहर 2<br>दस्ता क्रमांक : 17927/2024<br>नोदणी :<br>Regn:63m |
| <b>गावाचे नाव : माझगाव</b>   |   |  |
| (1)विलेखाचा प्रकार   | खरेदीखत   |  |
| (2)मोबदला  | 6700000   |  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 3850813.2   |  |
| (4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)   | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट क्र.123,पहिला मजला,श्री कृपा सहकारी गृहनिर्माण संस्था,समर्थ हनुमान पथ,डॉ. बी. ए. रोड,काळाचौकी,मुंबई-400 033( ( C.T.S. Number : 798 ; ) )  |  |
| (5) क्षेत्रफळ  | 25.09 चौ.मीटर   |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |  |
| (7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सुधाकर शिवराम नागरे वय:-63 पत्ता:-फ्लॉट नं: फ्लॉट क्र.१२३, माळा नं: पहिला मजला, इमारतीचे नाव: श्री कृपा सहकारी गृहनिर्माण संस्था, ब्लॉक नं: काळाचौकी, रोड नं: समर्थ हनुमान पथ, डॉ. बी. ए. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AAZPN6870G |  |
| (8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-राहुल आनंदा हाडे वय:-48; पत्ता:-फ्लॉट नं: फ्लॉट क्र.१२४, माळा नं: पहिला मजला, इमारतीचे नाव: श्री कृपा सहकारी गृहनिर्माण संस्था, ब्लॉक नं: काळाचौकी, रोड नं: समर्थ हनुमान पथ, डॉ. बी. ए. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-ABVPH0756Q   |  |
| (9) दस्ताऐवज करून दिल्याचा दिनांक  | 30/07/2024  |  |
| (10)दस्ता नोदणी केल्याचा दिनांक  | 30/07/2024  |  |
| (11)अनुक्रमांक,खंड व पृष्ठ   | 17927/2024  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 402000  |  |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क   | 30000   |  |

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th November 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 **₹ 66,99,105.00 (Rupees Sixty Six Lakhs Ninety Nine Thousands One Hundred And Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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