

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam**

Residential Flat No. 203, 2nd Floor, Wing - A, "**Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.**", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, State - Maharashtra, India.

Latitude Longitude : 19°9'57.4"N 72°57'56.8"E

Intended User:

**Cosmos Bank
Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, State - Maharashtra, India belongs to **Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam.**

Boundaries	:	Building	Flat
North	:	Kumar CHSL	Flat No. 204
South	:	Mayur Enclave	Flat No. 202
East	:	MHADA Colony	Passage
West	:	Road	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 **₹ 1,55,41,120.00 (Rupees One Crore Fifty Five Lakhs Forty One Thousands One Hundred And Twenty 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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Residential Flat No. 203, 2nd Floor, Wing - A, "Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, 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 18.12.2024 for Housing Loan Purpose.
1	Date of inspection	16.12.2024
3	Name of the owner / owners	Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam
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. 203, 2 nd Floor, Wing - A, "Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, State - Maharashtra, India. Contact Person : Mr. Pritesh Shashikant Kadam (Owner) Contact No. 9029680124
6	Location, Street, ward no	Municipality Ward No - T - Ward, Mhada Layout Village - Mulund East, Mulund (East) District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 1320-A/4/2 of Village - Mulund East, Plot No - 8, RDP - 1 New Survey No - 386 (Pt)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 763.87 (Area as per Site measurement) Carpet Area in Sq. Ft. = 675.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 810.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund East, Mulund (East) Taluka - Kurla, District - Mumbai Suburban District, Pin - PIN Code - 400 081
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 - Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam
	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 MHADA / MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	35,000.00 (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 – 2005 (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, Mulund East Branch to assess Fair Market Value as on 18.12.2024 for Residential Flat No. 203, 2nd Floor, Wing - A, "**Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.**", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, State - Maharashtra, India belongs to **Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.5670/2024 Dated 17.06.2014 between Mr. T. R. Sitaraman(The Transferor) And Mr. Pritesh Shashikant Kadam & Mr. Shashikant Harjirao Kadam(The Transferee).
2)	Copy of Occupancy Certificate Document No.CE / 4340 / BPES / AT dated 15.04.2005 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Society Registration Certificate Document No.- Dated 30.12.1996.

Location

The said building is located at bearing Plot No - 8, RDP - 1 inMunicipality Ward No - T - Ward, Village - Mulund East, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 081. The property falls in Residential Zone. It is at a traveling distance 1.3 Km. from Mulund Railway Station.

Building

The building under reference is having Stilt + 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 Good. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 2 lifts.



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Residential Flat:

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

Valuation as on 18th December 2024

The Carpet Area of the Residential Flat	:	675.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	810.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,68,000.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 6,46,380.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,330/- per Sq. M. i.e. ₹ 12,387/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,20,826/- per Sq. M. i.e. ₹ 11,225/- per Sq. Ft.
Value of property	:	675.00 Sq. Ft. X ₹ 22,500 = ₹ 1,51,87,500
Others / Car Parking	:	1 Sq. Ft. X ₹ 10,00,000 = ₹ 10,00,000.00
Total Value of property as on 18th December 2024	:	₹ 1,61,87,500.00

(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 18th December 2024	:	₹ 1,61,87,500.00 - ₹ 6,46,380.00 = ₹ 1,55,41,120.00
Total Value of the property	:	₹ 1,55,41,120.00
The realizable value of the property	:	₹ 1,39,87,008.00
Distress value of the property	:	₹ 1,24,32,896.00
Insurable value of the property (810.00 X 2,800.00)	:	₹ 22,68,000.00
Guideline value of the property (810.00 X 11225.00)	:	₹ 90,92,250.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, Wing - A, "Mulund Shree Sawan Co-op. Hsg. Soc. Ltd.", Plot No. 8, RDP - 1, Mhada Layout , Village - Mulund East, Municipality Ward No. T - Ward, Mulund (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 081, State - Maharashtra, India for this particular purpose at **₹ 1,55,41,120.00 (Rupees One Crore Fifty Five Lakhs Forty One Thousands One Hundred And Twenty Only)** as on 18th December 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 **18th December 2024** is **₹ 1,55,41,120.00 (Rupees One Crore Fifty Five Lakhs Forty One Thousands One Hundred And Twenty 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.



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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 + 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 2 nd Floor				
3	Year of construction	: 2005 (As per occupancy certificate)				
4	Estimated future life	: 41 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
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

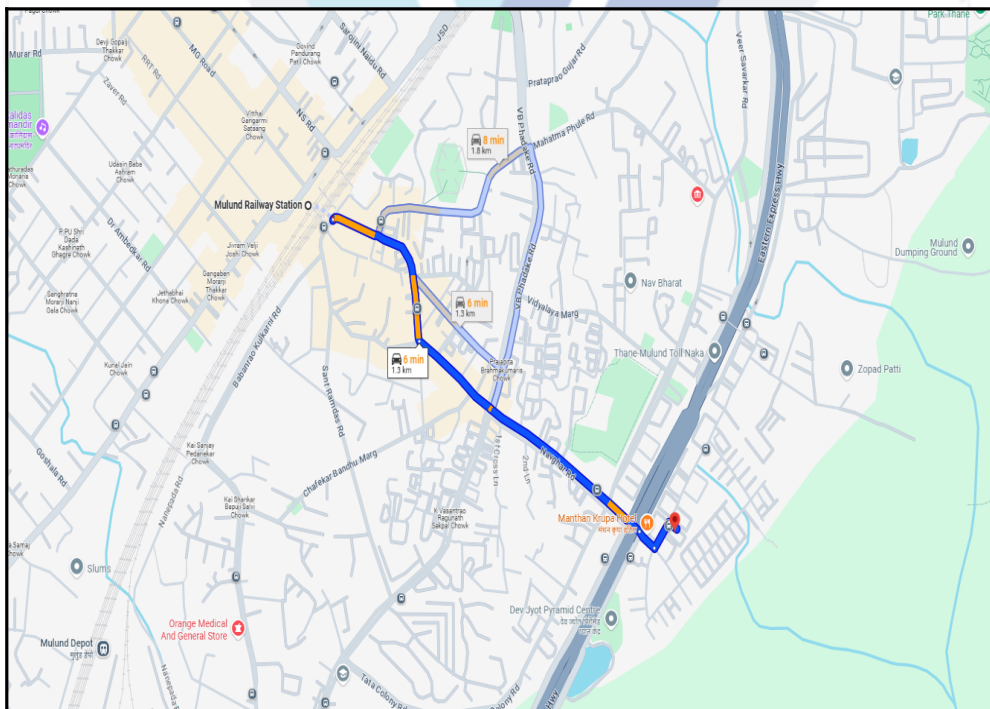
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°9'57.4"N 72°57'56.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 1.3 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

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	124/570 -भुभाग: रेल्वे लाईन व पूर्वे द्रुतगती मार्ग यामधील सर्व मिल्कती.	67520	133330	153220	224800	139250	चौ. मीटर
SurveyNo	124/571 -भुभाग: पूर्व द्रुतगती मार्गाच्या पूर्वेकडील सर्व मिल्कती.	59750	142910	164340	178630	142910	चौ. मीटर
SurveyNo	124/572 -रस्ता: लोकमान्य टिळक मार्ग.	60790	142010	151690	232200	136680	चौ. मीटर
SurveyNo	124/573 -रस्ता: गोपाळकृष्ण गोखले मार्ग.	59640	128470	142070	198300	127900	चौ. मीटर
SurveyNo	124/574 -रस्ता: महात्मा फुले मार्ग.	59950	130270	142640	200900	129680	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	133330			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,330.00	Sq. Mtr.	12,387.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67520			
The difference between land rate and building rate(A-B=C)	65,810.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,20,826.00	Sq. Mtr.	11,225.00	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	MHADA Colony, Mulund East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,952.00	₹17,460.00	-



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1 BHK Flat In Mulund Amith Chsl For Sale In ...
MHADA Colony, Near R.R. Educational Trusts College of Edu...

₹ 1.1 Crores
Negotiable


₹ 63,045/Month
Estimated EMI

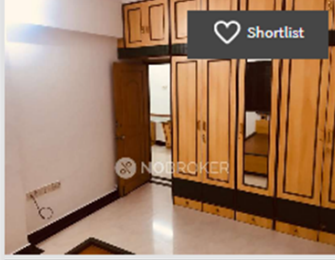
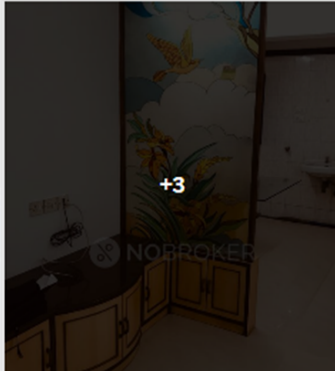
735
Sq.Ft

Need Home Loan ?
Apply Loan

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

Photos
Location



1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike and Car
Parking

Nov 30, 2024
Posted On

Immediately
Possession

Mulund Amith Chsl
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: Bank Of Baroda Rabale Railway Station Yash Paradise Gym Jupiter Hospital Thane

Cinepolis

Overview

Age of Building >10 Years

Maintenance Charges ₹4.5 Per Sq.Ft/M

Builtup Area 735 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 525 Sq.Ft

Activity On This Property

58
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties



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Price Indicators

Property	MHADA Colony, Mulund East		
Source	Nobroker.com		
Floor	Higher		
	Carpet	Built Up	Saleable
Area	730.00	876.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,658.00	₹20,548.00	-

NOBROKER

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Resale

2 BHK Flat In Mulund Kumar Chs For Sale In ...

Mumbai, Navghar, Mulund East, Mumbai, Maharashtra 4000...

₹ 1.8 Crores

Negotiable

₹ 1.03

Lacs/Month

Estimated EMI

844

Sq.Ft

Need Home Loan ?

Apply Loan

Photos Location

LIVE

Shortlist

+12

2 Bedroom <small>No. of Bedroom</small>	Dec 3, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Dec 20, 2024 <small>Possession</small>
NA <small>Balcony</small>	Mulund Kumar Chs <small>Apartment</small>
None <small>Parking</small>	Partial <small>Power Backup</small>

Contact
Schedule Visit

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 Rabale Police Station Yash Paradise Gym Jupiter Hospital Thane

Gold Cinema, Thane

Overview

<div style="display: flex; justify-content: space-between;"> Age of Building >10 Years </div>	<div style="display: flex; justify-content: space-between;"> Ownership Type Self Owned </div>
<div style="display: flex; justify-content: space-between;"> Maintenance Charges ₹4.7 Per Sq.Ft/M </div>	<div style="display: flex; justify-content: space-between;"> Flooring Vitrified Tiles </div>
<div style="display: flex; justify-content: space-between;"> Builtup Area 844 Sq.Ft </div>	<div style="display: flex; justify-content: space-between;"> Carpet Area 730 Sq.Ft </div>

Activity On This Property

282

Unique Views

0

Shortlists

2

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

Property	Mulund Shree Sawan CHSL., Mulund East		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	434.00	520.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,889.00	₹18,241.00	-

17/12/2024, 18:36		igr_16386	
16386370 02-08-2024 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 : 16386/2024 नोंदणी : Regn:63m	
गावाचे नाव : मुलुंड			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6916844		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 302, माळा नं: 3 रा मजला,बी विंग, इमारतीचे नाव: मुलुंड श्री सावन को ऑप हौ सो लि, ब्लॉक नं: म्हाडा कॉलनी, रोड : मुलुंड पूर्व मुंबई 400081, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 434 चौ फुट कार्पेट, दि 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक - 2021/अनौ. सं. क्र. 12/प्र. क्र. 107/म -1(धीरण)दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारणानुसार सवलत देण्यात आलेली आहे. ((C.T.S. Number : 1320-A/4/2 ;))		
(5) क्षेत्रफळ	48.40 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:-सी सुनिता शिवकुमार उर्फ सुनिता शिवकुमार - तर्फे मुखत्यार सी शिवकुमार उर्फ शिवकुमार चांग्रथ वय:-66 पत्ता:-प्लॉट नं: बी/302, माळा नं: -, इमारतीचे नाव: श्री सावन को ऑप हौ सो लि, ब्लॉक नं: म्हाडा कॉलनी, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AJNPS9393J 2): नाव:-शिवकुमार चांग्रथ - वय:-66 पत्ता:-प्लॉट नं: बी/302, माळा नं: -, इमारतीचे नाव: श्री सावन को ऑप हौ सो लि, ब्लॉक नं: म्हाडा कॉलनी, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-ACDPC7801Q		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विभावी विनायक साळवी वय:-53; पत्ता:-प्लॉट नं: बी/706, माळा नं: -, इमारतीचे नाव: मुलुंड सिद्धी को ऑप हौ सो लि, ब्लॉक नं: नवघर रोड, म्हाडा कॉलनी, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BATPS4784F		
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	16386/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	475000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Mulund Shree Sawan CHSL., Mulund East		
Source	Index no.2		
Floor	5th		
	Carpet	Built Up	Saleable
Area	448.00	537.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,313.00	₹16,927.00	-

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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 : 17588/2023

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7496797.76
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं सी-501, माळा नं: 5 वा मजला,सी-विंग, इमारतीचे नाव: मुलुंड श्री सावन को-ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं.8,आरडीपी -1,म्हाडा लेआऊट, रोड : मुलुंड पूर्व,मुंबई-400081, इतर माहिती: एकूण क्षेत्र 448 चौ फूट कारपेट.((C.T.S. Number : 1320-A/4/2 ;))
(5) क्षेत्रफळ	49.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नितिन यशवंत मल्हारी वय:-54 पत्ता:-प्लॉट नं: फ्लॉट नं डी-104 , माळा नं: -, इमारतीचे नाव: साई आशा दया , ब्लॉक नं: नीलम नगर फेज -2 , रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ACUPM4388H 2): नाव:-विशाखा नितिन मल्हारी वय:-48 पत्ता:-प्लॉट नं: फ्लॉट नं डी-104 , माळा नं: -, इमारतीचे नाव: साई आशा दया , ब्लॉक नं: नीलम नगर फेज -2, रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AHXPM4771G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनय विजय राणे वय:-34; पत्ता:-प्लॉट नं: फ्लॉट नं एम-1105 , माळा नं: -, इमारतीचे नाव: न्यु पीएमजीपी म्हाडा कॉलनी , ब्लॉक नं: नवघर रोड , रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BBBPR9155G
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17588/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	546000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th December 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,55,41,120.00 (Rupees One Crore Fifty Five Lakhs Forty One Thousands One Hundred And Twenty 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

