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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 : **Shri. Abhijit Vishnu Bait**

Residential Flat No. 2003, 20<sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India.

Latitude Longitude : 18°59'44.8"N 72°49'44.3"E

### Intended User:

**Cosmos Bank**

**Lower Parel Branch**

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### Regd. Office

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

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✉️ **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2003, 20<sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India belongs to **Shri. Abhijit Vishnu Bait.**

Boundaries	:	Building	Flat
North	:	Manik CHSL (Under Construction Building) & S J Marg	Flat No. 2004
South	:	Railway Tracks	Marginal Space
East	:	Amoledina Building	Lift
West	:	Internal 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 **₹ 1,31,10,000.00 (Rupees One Crore Thirty One Lakhs Ten 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/87/2022-23

Encl.: Valuation report



Residential Flat No. 2003, 20<sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, 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 26.12.2024 for Housing Loan Purpose.
1	Date of inspection	23.12.2024
3	Name of the owner / owners	<b>Shri. Abhijit Vishnu Bait</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. 2003, 20 <sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India. <b>Contact Person :</b> Shri. Abhijit Vishnu Bait (Owner) Contact No. 9867361360
6	Location, Street, ward no	Municipality Ward No - G/South Ward, Sitaram Jadhav Marg Village - Lower Parel Division, Lower Parel (West), Mumbai District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 211 & 212 of Village - Lower Parel Division
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. = 375.60</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 380.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 418.00</b> <b>(Carpet Area + 10%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, Lower Parel (West), Mumbai District - Mumbai Main, Pin - PIN Code - 400 013
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 - Shri. Abhijit Vishnu Bait
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Abhijit Vishnu Bait
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	27,300.00 (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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2023 (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, Lower Parel Branch Branch to assess Fair Market Value as on 26.12.2024 for Residential Flat No. 2003, 20<sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India belongs to **Shri. Abhijit Vishnu Bait**.

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

1)	Copy of Agreement for sale No.1405/2019 Dated 26.02.2019 between M/s. Renisons Homs (The Promoter) And Abhijit Bait(The purchaser).
2)	Copy of RERA Certificate Document No.P51900021103 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.CHE / CTY / 0485 / G / S / 337 (NEW) / FCC / 2 / Amend Dated 02.11.2021 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Occupancy Certificate Document No.CHE / CTY / 0485 / G / S / 337 (NEW) / OCC / 1 / New Dated 18.08.2023 issued by Municipal Corporation of Greater Mumbai.
5)	Copy of Electricity Bill No.409553025066 Dated 13.09.2024.

### Location

The said building is located at Municipality Ward No - G/South Ward, Village - Lower Parel Division, Lower Parel (West), Mumbai District - Mumbai Main, PIN Code - 400 013. The property falls in Residential Zone. It is at a traveling distance 170 Mt. from Lower Parel Railway Station.

### Building

The building under reference is having Ground + 22 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. 20th 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 20<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 3 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 26th December 2024**

The Carpet Area of the Residential Flat	:	380.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2023 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	418.00 Sq. Ft. X ₹ 3,000.00 = ₹ 12,54,000.00
Depreciation $\{(100 - ) \times (1 / 60)\}$	:	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	:	₹ 2,83,440/- per Sq. M. i.e. ₹ 26,332/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	380.00 Sq. Ft. X ₹ 34,500 = ₹1,31,10,000
Total Value of property as on 26th December 2024	:	₹1,31,10,000.00

(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 26th December 2024</b>	:	<b>₹ 1,31,10,000.00 - ₹ 0.00 = ₹ 1,31,10,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,31,10,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,17,99,000.00</b>
<b>Distress value of the property</b>	:	<b>₹1,04,88,000.00</b>
<b>Insurable value of the property (418.00 X 3,000.00)</b>	:	<b>₹12,54,000.00</b>
<b>Guideline value of the property (418.00 X 26332.00)</b>	:	<b>₹1,21,07,788.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2003, 20<sup>th</sup> Floor, Wing - B, "The Baya Central ", Sitaram Jadhav Marg, Delisle Road, Village - Lower Parel Division, Municipality Ward No. G/South Ward, Lower Parel (West), Mumbai, District - Mumbai Main, PIN Code - 400 013, State - Maharashtra, India for this particular purpose at **₹ 1,31,10,000.00 (Rupees One Crore Thirty One Lakhs Ten Thousands Only)** as on 26th December 2024

**NOTES**

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **26th December 2024** is **₹ 1,31,10,000.00 (Rupees One Crore Thirty One Lakhs Ten 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.



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**PART III- VALUATION**

I, hereby declare that

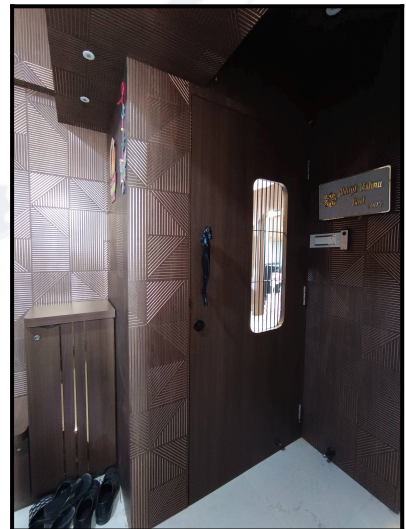
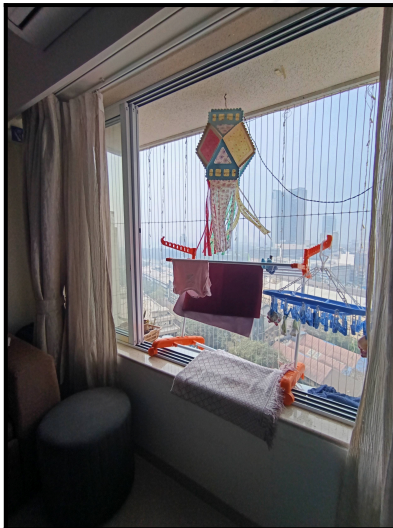
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

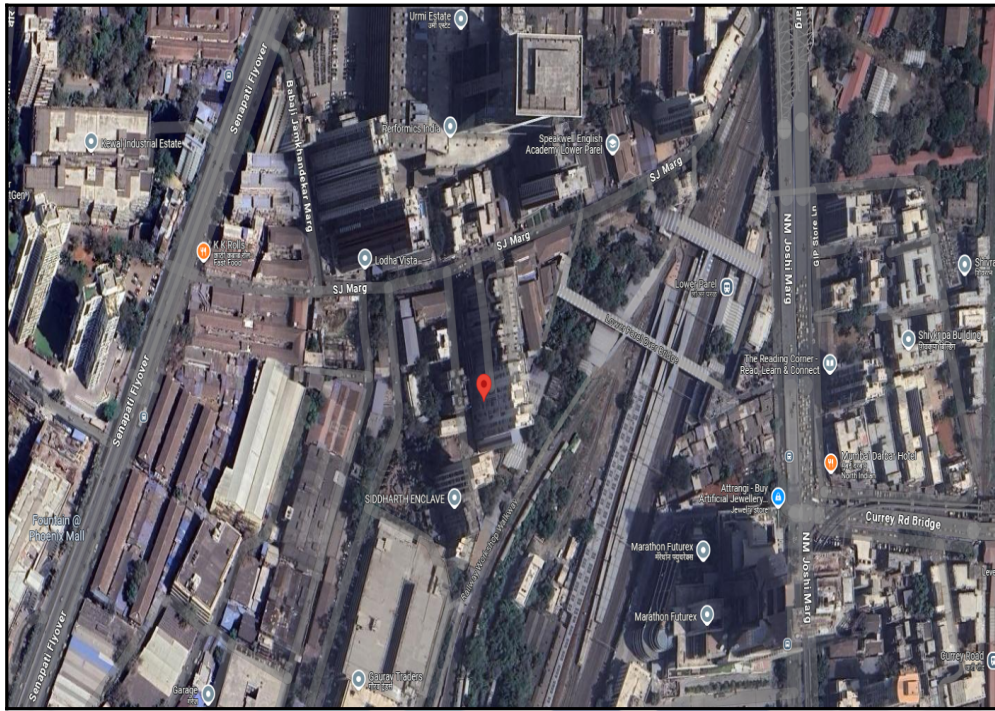
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 22 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 20 <sup>th</sup> Floor				
3	Year of construction	: 2023 (As per occupancy certificate)				
4	Estimated future life	: 59 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.				
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	:	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

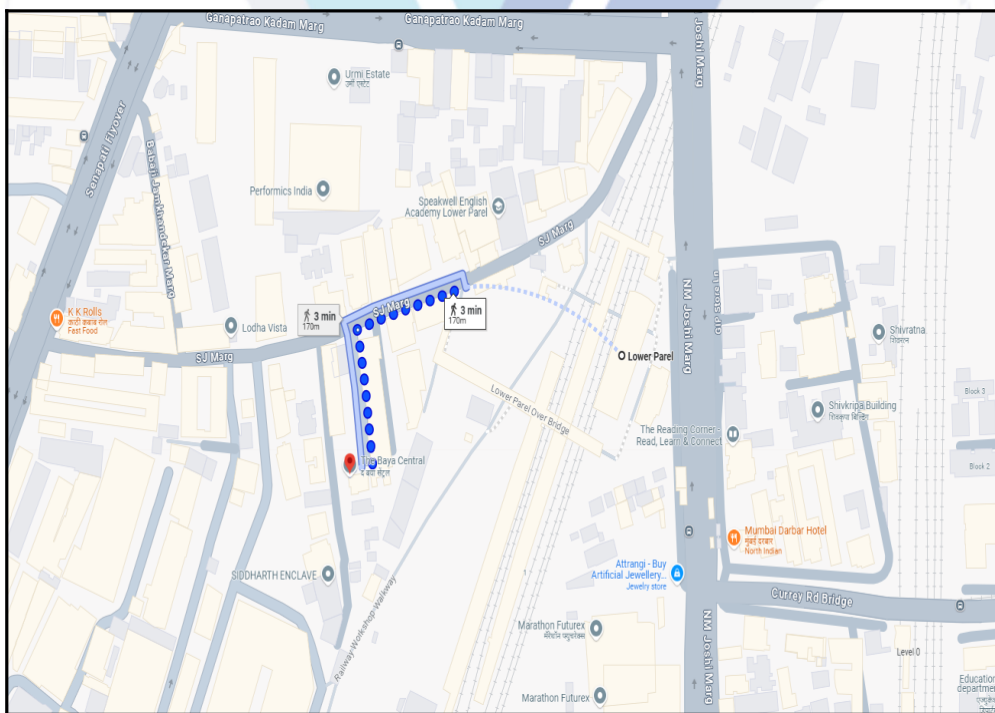
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 18°59'44.8"N 72°49'44.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Lower Parel - 170 Mt.).

## Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL 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: Ganpatrao Kadam Marg to the North, Western Railway Line to the South-East, Dr. E. Moses Road to the West the Triangular Portion of Area.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/91E	119060	283440	325950	354290	283440
CS No. 1A/136, 1A/163, 1A/66, 1B/136, 1B/258, 1C/136, 1D/136, 1E/136, 1/107, 1/129, 1/131, 1/132, 1/136, 1/142pt, 1/145, 1/146, 1/147, 1/149, 1/156, 1/157, 1/158, 1/160, 1/161, 1/162, 1/163, 1/165, 1/206, 1/224, 1/225, 1/252, 1/258, 1/260, 1/261, 1/284, 1/300, 1/301, 1/65, 1/66, 1/71, 2/115, 2/136, 2/142, 2/150, 2/158, 2/160, 2/163, 2/164, 2/219, 2/225, 2/300, 2/301, 2/65, 2/69, 2/71, 2A/116, 2A/136, 2A/158, 2A/160, 3/115, 3/136, 3/150, 3/158, 3/160, 3/225, 3/301, 3/65, 3/69, 3/71, 3A/136, 4/136, 4/142, 4/160, 4/301, 4/71, 5/160, 5/301, 5/71, 6/160, 6/301, 6/71, 7/160, 7/301, 8/301, 9/301, 10/301, 11/301, 65, 66, 68, 70, 71pt, 106, 107, 109pt, 110, 110/1, 112, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 154, 155, 156, 156/3, 158, 159, 160, 161, 162, 163, 164, 164/1, 165, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 219/3, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 287, 288, 289, 295, 296, 297, 298, 299, 300, 301,						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	283440			
Increase by 10% on Flat Located on 20 <sup>th</sup> Floor	28344			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>3,11,784.00</b>	<b>Sq. Mtr.</b>	<b>28,966.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	119060			
The difference between land rate and building rate(A-B=C)	192,724.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,83,440.00</b>	<b>Sq. Mtr.</b>	<b>26,332.00</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	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	405.00	445.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹35,802.00	₹32,548.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

Home > Property in Mumbai > Lower Parel > Apartment in Lower Parel > 1 BHK > 425 Sq-ft
Posted on: Nov 27, 24 Property ID:

₹1.45 Cr

EMI - ₹ 65k | [Get Loan offers from 34+ banks](#) PREMIUM LOCALITY

1 BHK 425 Sq-ft Flat For Sale [Lower Parel, Mumbai](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area 405 sqft ₹35.802/sqft	Developer <a href="#">The Baya Company</a>	Project <a href="#">Baya Central</a>
Floor 1(Out of 22 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction Less than 5 years

Contact Agent
Get Phone No.

Contact Agent

umesh solanki

-91-93XXXXXXX

Get Phone No.

Download Brochure

Top Agent in this Locality

**Mahesh**  
Raheja Property Consult

RERA ID : A51900015874

99

PROPERTIES FOR SALE

31

PROPERTIES FOR RENT

View Profile
View Propert

### More Details

Price Breakup	₹1.45 Cr   ₹7,25,000 Approx. Registration Charges
Address	Senawati Bapat marg lower Parel, Lower Parel, Mumbai - South Mumbai, Maharashtra
Landmarks	Manickavut
Furnishing	Unfurnished
Type of Ownership	Co-operative Society
Age of Construction	Less than 5 years

Contact Agent

### About Project

Baya Central
Price
Explore Project →

## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	405.00	445.50	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹37,037.00	₹33,670.00	-

The screenshot shows a property listing on Housing.com. The main heading is 'Property Location: The Baya Central, Lower Parel, Mumbai'. Below this, there are sections for 'Around This Property' (listing a school and hospital), 'Property Overview' (listing project name, price, area, bedrooms, bathrooms, parking, and balcony), and 'About this property' (mentioning proximity to Market Mall Transport School Garden Railway Station). On the right side, there is a 'Contact Seller' section for Sudhir Janardan Shinde, an agent, with a contact form and a 'Get Contact Details' button. The listing also includes a 'Share' button at the bottom.



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	363.00	399.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹33,999.00	₹30,908.00	-

16210450  
08-01-2024

Note:-Generated Through eSearch  
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**सूची क्र.2**

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3  
दस्त क्रमांक : 16210/2023  
नोंदणी :  
Regn:63m

**गावाचे नाव : लोअर परेल**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12341603
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11564692.128
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1804, माळा नं: 18 वा मजला,सी विंग, इमारतीचे नाव: द बाया सेंट्रल, ब्लॉक नं: सिताराम जाधव मार्ग, रोड : लोअर परेल,मुंबई 400013, इतर माहिती: मौजे: लोअर परेल,सदनिकेचे क्षेत्रफळ 362.96 चौ. फूट रेरा कारपेट( ( C.T.S. Number : 211,212 ; ) )
(5) क्षेत्रफळ	37.092 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:-रेनैसान्स होम्स तर्फे भागीदार अनिल विजय देशमुख - वय:-59 पत्ता:-प्लॉट नं: 203-204, माळा नं: 2, इमारतीचे नाव: ऑर्बिट प्लाझा , ब्लॉक नं: प्रभादेवी, रोड नं: न्यु प्रभादेवी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAUFR1760J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दर्शन विजय नाचणकर वय:-31; पत्ता:-प्लॉट नं: 2/56, माळा नं: -, इमारतीचे नाव: छत्रपती शाहू सदन, ब्लॉक नं: महादेव पालव मार्ग , रोड नं: करी रोड रेलवे स्टेशन जवळ , मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-ANDPN0095J 2): नाव:-रुचिता यशवंत लोखंडे वय:-32; पत्ता:-प्लॉट नं: 2/56, माळा नं: -, इमारतीचे नाव: छत्रपती शाहू सदन, ब्लॉक नं: महादेव पालव मार्ग, रोड नं: करी रोड रेलवे स्टेशन जवळ , मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-ANVPL5955D
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16210/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	740500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	373.00	410.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹33,649.00	₹30,590.00	-

11445509

06-01-2024

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### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 11445/2023

नोंदणी :

Regn:63m

### गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12551040
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11333064.96
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 502, माळा नं: 5 वा मजला,सी विंग, इमारतीचे नाव: द बाया सेंट्रल, ब्लॉक नं: सिताराम जाधव मार्ग, रोड : लोअर परेल,मुंबई 400013, इतर माहिती: मौजे: लोअर परेल,सदनिकेचे क्षेत्रफळ 372.65 चौ. फूट रेरा कारपेट सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्रं मुद्रांक-2021/अनौ संक्र.12/प्र.क्रं.107/म-1(धोरण) दिं 31/03/2021 अन्वये 1 टक्के सवलत देण्यात आली आहे( ( C.T.S. Number : 211,212 ; ) )
(5) क्षेत्रफळ	38.082 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:-रैनैसान्स होम्स तर्फे भागीदार अनिल विजय देशमुख - वय:-59 पत्ता:-प्लॉट नं: 203-204, माळा नं: 2, इमारतीचे नाव: ऑर्बिट प्लाझा, ब्लॉक नं: प्रभादेवी, रोड नं: न्यु प्रभादेवी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAUFR1760J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कश्मीरा दिलीप सावंत वय:-37; पत्ता:-प्लॉट नं: सी / 103 , माळा नं: -, इमारतीचे नाव: डीवाइन होम कॉलोनी, सिमरन सी. एच. एस., ब्लॉक नं: मॅरी इम्माक्युलेट हाय स्कूल जवळ, रोड नं: मंडपेश्वर रोड, बोरिवली (पश्चिम) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:- BTXPS9720A
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	11445/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	627600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घेरा	
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 **26th 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.



Since 1989

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## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,31,10,000.00 (Rupees One Crore Thirty One Lakhs Ten 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/87/2022-23



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