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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe**

Residential Flat No. 703, 7th Floor, "**Bellezza Building**", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India.

Latitude Longitude : 19°0'51.0"N 72°50'5.4"E

Intended User:

Cosmos Bank
Viman Nagar Branch

Commersoace, Giga Space, Off Nagar Road, Viman Nagar, Pune 411014

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, "**Bellezza Building**", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India belongs to **Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe**.

Boundaries of the property

North : Under Construction Building
South : Bhavani Shankar Road
East : NDW Ace Dadar Complex
West : Tapasya Building

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 **₹ 1,18,63,920.00 (Rupees One Crore Eighteen Lakhs Sixty Three Thousands Nine 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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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Residential Flat No. 703, 7th Floor, "**Bellezza Building**", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra,

Country - 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 31.12.2024 for Bank Loan Purpose.
1	Date of inspection	30.12.2024
3	Name of the owner / owners	Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe
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. 703, 7 th Floor, " Bellezza Building ", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India. Contact Person : Mr. Shankar Pawar (Owner's Representative) Contact No. 9969181414
6	Location, Street, ward no	Bhavani Shankar Road Village - Mahim Division, Dadar (West) District - Mumbai Main
7	Survey / Plot No. of land	Village - Mahim Division, Plot No - 420, T.P.S. No. 4 New Survey No - 1276
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. = 369.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 300.00 (Area As Per Previous Valuation Report) Built Up Area in Sq. Ft. = 360.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Mahim Division, Dadar (West) District - Mumbai Main, Pin - PIN - 400 028
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?	Occupied by relative of owner
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied by relative of owner

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Occupied by relative of owner
	(ii) Portions in their occupation	Fully Occupied by relative of owner
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	25,000.00 (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 – 2015 (As Per Prevoius valuation Report)
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.
	<p>Remark: As per Site Inspection, Actual Total Carpet area 369.00 Sq. Ft. (including Flower Bed Area) is more than Carpet Area 300.00 Sq. Ft. mentioned in the documents provided to us. Hence, we have considered area mentioned in the documents for valuation</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, VIman Nagar Branch Branch to assess Fair Market Value as on 31.12.2024 for Residential Flat No. 703, 7th Floor, "**Bellezza Building**", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India belongs to **Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe.**

We are in receipt of the following documents:

1)	Copy of Deed of Release Dated 22.10.2021 between Mrs. Nirmala Shivaji Kadam (Nee Nirmala Balkrushna Varpe), Mrs. Rajashree Shankar Pawar (Nee Vijaya Balkrushna Varpe), Mrs. Vidya Dilip Kamble (Nee Vidya Balkrushna Varpe) & Mrs. Nandini Bhagwan Tike (Nee Nandini Balkrushna Varpe)(The Releasers) And Mr. Anil Balkrushna Varpe & Mr. Sunil Balkrushna Varpe(The Releasee).
2)	Copy of Affidavit cum Declaration Dated 21.10.2021.
3)	Copy of Possession Letter Dated 05.06.2015.
4)	Copy of MHADA NOC Letter Dated 18.02.2011 issued by Maharashtra Housing And Area Development Authority for Redevelopment of the Property..

Location

The said building is located at bearing Plot No - 420, T.P.S. No. 4 inVillage - Mahim Division, Dadar (West)District - Mumbai Main, PIN - 400 028. The property falls in Residential Zone. It is at a traveling distance 1.2 Km. from Parel Railway Station.

Building



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The building under reference is having Ground + 5 Podiums + 19 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. 7th Floor is having 3 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 31st December 2024

The Carpet Area of the Residential Flat	:	300.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As Per Prevoius valuation Report)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	360.00 Sq. Ft. X ₹ 2,800.00 = ₹ 10,08,000.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$:	13.50%
Amount of depreciation	:	₹ 1,36,080.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,30,708/- per Sq. M. i.e. ₹ 30,724/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 3,13,777/- per Sq. M. i.e. ₹ 29,151/- per Sq. Ft.
Value of property	:	300.00 Sq. Ft. X ₹ 40,000 = ₹1,20,00,000
Total Value of property as on 31st December 2024	:	₹1,20,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 31st December 2024	:	₹ 1,20,00,000.00 - ₹ 1,36,080.00 = ₹ 1,18,63,920.00
Total Value of the property	:	₹ 1,18,63,920.00
The realizable value of the property	:	₹1,06,77,528.00
Distress value of the property	:	₹94,91,136.00
Insurable value of the property (360.00 X 2,800.00)	:	₹10,08,000.00
Guideline value of the property (360.00 X 29151.00)	:	₹1,04,94,360.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 703, 7th Floor, "Bellezza Building", Amar Milind Co-Op. Hsg. Soc. Ltd. , Plot No. 420, T.P.S. No. 4, Bhavani Shankar Road, Village - Mahim Division, Dadar (West), District - Mumbai Main, PIN - 400 028, State - Maharashtra, Country - India for this particular purpose at ₹ 1,18,63,920.00 (Rupees One Crore Eighteen Lakhs Sixty Three Thousands Nine Hundred And Twenty Only) as on 31st



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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 **31st December 2024** is **₹ 1,18,63,920.00 (Rupees One Crore Eighteen Lakhs Sixty Three Thousands Nine 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.



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

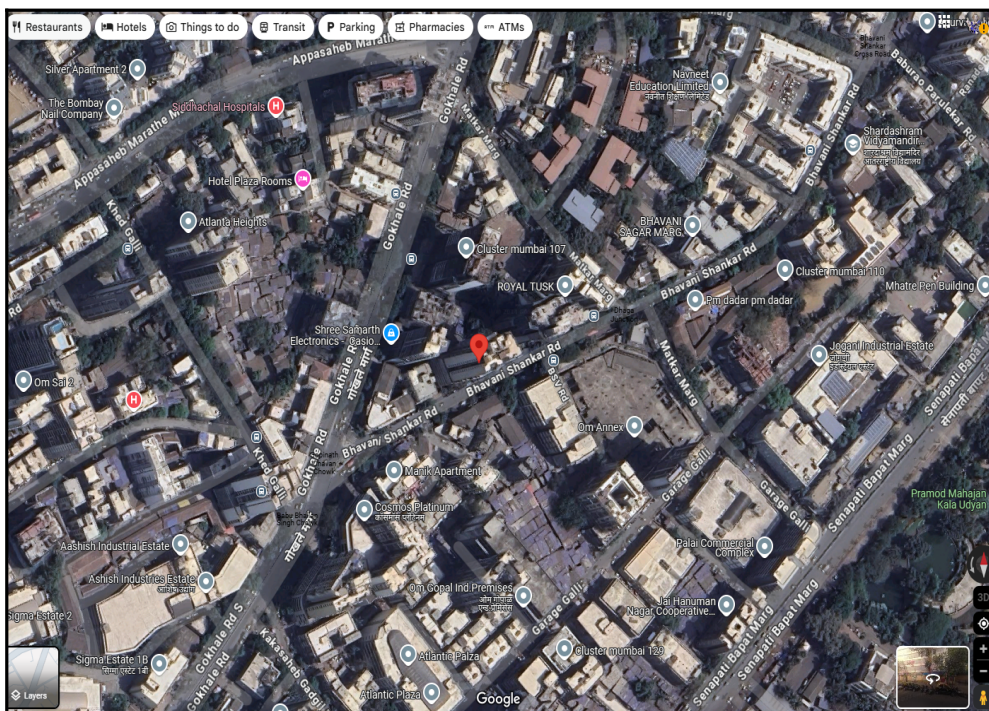
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 5 Podiums + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 th Floor				
3	Year of construction	: 2015 (As Per Prevoius valuation Report)				
4	Estimated future life	: 51 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, Aluminium Sliding Windows with window grills, .				
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	:	All external walls are 9" thick and partition walls are 6" thick.
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

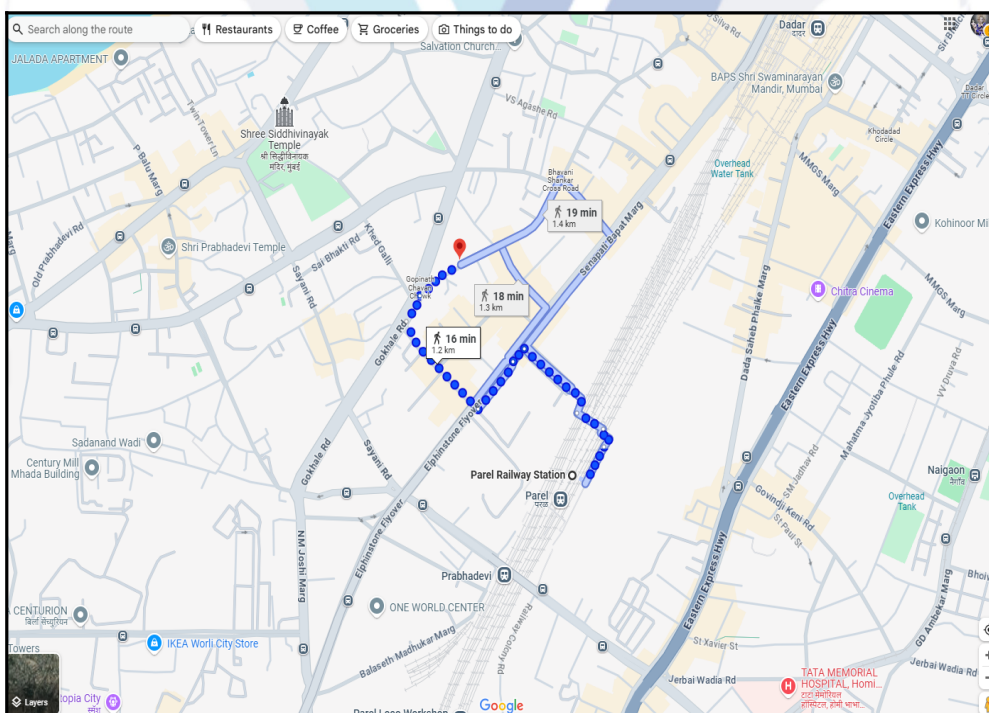
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°0'51.0"N 72°50'5.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Parel - 1.2 Km.).




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates							Language
20242025								English
Selected District		मुंबई(मैन)						
Select Village		माहीम						
Search By		<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No		1276						Search
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute	
17/119-भुभाग :दक्षिणेकडे शितलादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भुभाग.	95970	215620	247970	269530	215620	चौरस मीटर	सि.टी.एस. नंबर	
17/121-भुभाग : वीर सावरकर मार्ग, वॉर्डची उत्तरेकडील हद्द, अंनी बेझंट मार्गाच्या ट्रेनेज चॅनेल जंक्शन पासून वरळी गावठाणापर्यंत व पश्चिमेला समुद्र यामधील भुभाग.	142590	314960	371000	462200	314960	चौरस मीटर	अंतीम प्लॉट नंबर	

Stamp Duty Ready Reckoner Market Value Rate for Flat	314960			
Increase by 5% on Flat Located on 7 th Floor	15748			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,30,708.00	Sq. Mtr.	30,724.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	142590			
The difference between land rate and building rate(A-B=C)	188,118.00			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	3,13,777.00	Sq. Mtr.	29,151.00	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



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	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



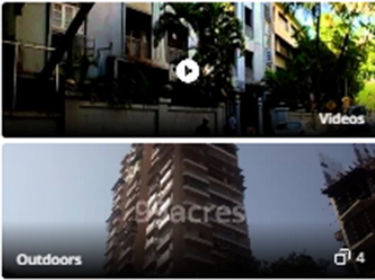
Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.00	360.00	432.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹46,667.00	₹38,889.00	₹32,407.00

99acres
Buy ▾ | Mumbai South X Add more
Post property



All Photos & Videos 11



Videos

DEVELOPED BY

Omkar Group Mumbai

Home > Projects in Mumbai > Dadar > Dadar West > Omkar Bellezza

Omkar Bellezza

Dadar West, Mumbai

BSRA Status
No Brokerage
3D Floor Plans Available
4 Top Facilities

CONSTRUCTION STATUS

Ready To Move

Since Jan, 2015

₹ 1.4 - 5.5 Cr + Charges

PRICE RANGE

1, 3 BHK Apartment

1 BHK Apartment

Carpet Area
300 sq.ft. (27.87 sq.m.)

₹ 1.4 Cr + Charges

3 BHK Apartment

Carpet Area
1350 sq.ft. (125.42 sq.m.)

₹ 5.5 Cr + Charges

More about Omkar Bellezza

Omkar Bellezza in Dadar West, Mumbai is a ready-to-move housing society. It offers apartments in varied budget range. These units are a perfect combination of comfort and style, specifically designed to suit your requirements and conveniences. There ... [more](#)

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	315.00	378.00	453.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹37,111.00	₹30,926.00	₹25,772.00

17405509 31-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 17405/2024 नोंदणी : Regn:83m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7574730.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका क्र -24,दुसरा मजला,बी-विंग,माहिम नवरल को -ऑप हाऊसिंग सोसायटी लिमिटेड,40,मोगल लेन,माहिम,मुंबई -400016,सदर सदनिकेचे एकूण क्षेत्र 315 चौ फूट कारपेट आहे,सी एस नं -2/767,एफ पी नं -420,टीपीएस -3,माहिम डिक्विजन,इतर माहिती दस्तात नमूद केल्याप्रमाणे.((Final Plot Number : 420,TPS-3 ;))	
(5) क्षेत्रफळ	35.13 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:-मायरा मोईज लोखंडवाला उर्फ मायरा समीर भयानी उर्फ निशा समीर भयानी - - वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जहारा विला, ब्लॉक नं. -, रोड नं: खान अब्दुल गफार खान रोड ,वरळी सी केस ,वरळी कॉलोनी, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-AHRPB9244R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धी पांडुरंग चव्हाण - - वय:-37; पत्ता:-प्लॉट नं: 202, माळा नं. -, इमारतीचे नाव: आनंद भुवन ,श्री चामुंडा सीएचएस, ब्लॉक नं. -, रोड नं: एल जे रोड ,माहिम , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AKEPC9860A 2): नाव:-सुहास मारुती राक्षे - - वय:-44; पत्ता:-प्लॉट नं: 202, माळा नं. -, इमारतीचे नाव: आनंद भुवन ,श्री चामुंडा सीएचएस, ब्लॉक नं. -, रोड नं: एल जे रोड ,माहिम , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AFYPR2364H	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17405/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	660000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
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	-		
	Carpet	Built Up	Saleable
Area	360.05	432.06	518.47
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹37,495.00	₹31,246.00	₹26,038.00

1856319

07-04-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 1856/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	13500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10452456
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं 701, माळा नं: 7 वा मजला, इमारतीचे नाव: बेलेसा विल्डींग,अमर मिलिंद को ऑप हौ सो लि, ब्लॉक नं: भवानी शंकर रोड, रोड नं: दादर पश्चिम,मुंबई 400028, इतर माहिती: .((C.T.S. Number : 1276 ; Final Plot Number : 420 TPS IV ;))
(5) क्षेत्रफळ	1) 40.14 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:-शुभदा रमेश परब वय:-62; पत्ता:-फ्लॉट नं: फ्लॅट नं 701, माळा नं: 7 वा मजला , इमारतीचे नाव: बेलेसा विल्डींग, अमर मिलिंद को ऑप हौ सो लि, ब्लॉक नं: भवानी शंकर रोड, रोड नं: दादर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं.-ADCPP8425F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशा संदीप कांबळी वय:-45; पत्ता:-फ्लॉट नं: रूम नं 44, माळा नं: 4 था मजला , इमारतीचे नाव: मलकानी महल, ब्लॉक नं: डॉ. ए.बी. रोड , रोड नं: वरळी, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं.-AFBPK0333A 2): नाव:-संदीप जगन्नाथ कांबळी वय:-50; पत्ता:-फ्लॉट नं: रूम नं 44, माळा नं: 4 था मजला , इमारतीचे नाव: मलकानी महल, ब्लॉक नं: डॉ. ए.बी. रोड , रोड नं: वरळी, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं.-AEOFK3426N
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2018
(10)दस्त नोदणी केल्याचा दिनांक	12/02/2018
(11)अनुक्रमांक,खंड व पृष्ठ	1856/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	675000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **31st 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 **₹ 1,18,63,920.00 (Rupees One Crore Eighteen Lakhs Sixty Three Thousands Nine 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

