

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Pinkesh Champalal Jain & Mr. Amit Champalal Jain**

Residential Flat No. H-9, 2nd Floor, Wing - H, "Paras Nagar Co-op. Hsg. Soc. Ltd.", Majas Road,
Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400
060, State - Maharashtra, India.

Latitude Longitude : 19°8'21.6"N 72°51'31.3"E

Intended User:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, State - Maharashtra, Country - India.

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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. H-9, 2nd Floor, Wing - H, "**Paras Nagar Co-op. Hsg. Soc. Ltd.**", Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, India belongs to **Mr. Pinkesh Champalal Jain & Mr. Amit Champalal Jain.**

Boundaries	:	Building	Flat
North	:	Compound & 'F' Wing of Paras Nagar CHSL	Lobby
South	:	Avant Heritage	Marginal Space
East	:	'G' Wing of Paras Nagar CHSL	Flat No. 8
West	:	Residential Building	Flat No. 10

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 **₹ 80,60,640.00 (Rupees Eighty Lakhs Sixty Thousands Six Hundred And Forty 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. H-9, 2nd Floor, Wing - H, "Paras Nagar Co-op. Hsg. Soc. Ltd.", Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400 060, 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 22.01.2025 for Bank Loan Purpose.
1	Date of inspection	16.01.2025
3	Name of the owner / owners	Mr. Pinkesh Champalal Jain & Mr. Amit Champalal Jain
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Mr. Pinkesh Champalal Jain(50%) & Mr. Amit Champalal Jain(50%)
5	Brief description of the property	Address: Residential Flat No. H-9, 2 nd Floor, Wing - H, "Paras Nagar Co-op. Hsg. Soc. Ltd.", Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, India. Contact Person : Mr. Pinkesh C. Jain (Flat Releasor) Contact No. 8169317192
6	Location, Street, ward no	Majas Road Village - Majas, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 156/A of Village - Majas
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. = 353.75 (Area as per Site measurement) Carpet Area in Sq. Ft. = 350.00 (Area As Per Release Deed) Built Up Area in Sq. Ft. = 420.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 060
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. Pinkesh Champalal Jain
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Pinkesh Champalal Jain
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,600.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1976 (Building Completion 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, MRO-A1, Vile Parle (East) Branch Branch to assess Fair Market Value as on 22.01.2025 for Residential Flat No. H-9, 2nd Floor, Wing - H, "**Paras Nagar Co-op. Hsg. Soc. Ltd.**", Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, India belongs to **Mr. Pinkesh Champalal Jain**.

We are in receipt of the following documents:

1)	Copy of Gift Deed Dated 10.09.2019 between Mr. Shantilal R. Jain(The Donor) And Mr. Pinkesh C. Jain(The donee) (Registration No. 8677/2019).
2)	Copy of Release Deed Dated 16.01.2025 between Mr. Pinkesh Champalal Jain & Mr. Ketan Champalal Jain (the Releasers) AND Mr. Amit Champalal Jain (the Releasee) - Registration No.863-2025.
3)	Copy of Building Completion Certificate No.CE/3768/BSII/1 Dated 20.05.1976 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Majas, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060. The property falls in Residential Zone. It is at a traveling distance 850m from Jogeshwari East Metro Station.

Building

The building under reference is having Ground + 4 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 Normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC. This Residential Flat is White Marble Flooring, Teak wood door frame with flush shutters, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 22nd January 2025

The Carpet Area of the Residential Flat	:	350.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	1976 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	49 Years
Cost of Construction	:	420.00 Sq. Ft. X ₹ 2,800.00 = ₹ 11,76,000.00
Depreciation $\{(100 - 10) \times (49 / 60)\}$:	73.50%
Amount of depreciation	:	₹ 8,64,360.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,63,809/- per Sq. M. i.e. ₹ 15,218/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,329/- per Sq. M. i.e. ₹ 11,922/- per Sq. Ft.
Value of property	:	350.00 Sq. Ft. X ₹ 25,500 = ₹89,25,000
Total Value of property as on 22nd January 2025	:	₹89,25,000.00

(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 22nd January 2025	:	₹ 89,25,000.00 - ₹ 8,64,360.00 = ₹ 80,60,640.00
Total Value of the property	:	₹ 80,60,640.00
The realizable value of the property	:	₹72,54,576.00
Distress value of the property	:	₹64,48,512.00
Insurable value of the property (420.00 X 2,800.00)	:	₹11,76,000.00
Guideline value of the property (420.00 X 11922.00)	:	₹50,07,240.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. H-9, 2nd Floor, Wing - H, "Paras Nagar Co-op. Hsg. Soc. Ltd.", Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Jogeshwari (East), Mumbai, PIN - 400 060, State - Maharashtra, India for this particular purpose at **₹ 80,60,640.00 (Rupees Eighty Lakhs Sixty Thousands Six Hundred And Forty Only)** as on 22nd January 2025

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 **22nd January 2025** is **₹ 80,60,640.00 (Rupees Eighty Lakhs Sixty Thousands Six Hundred And Forty 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

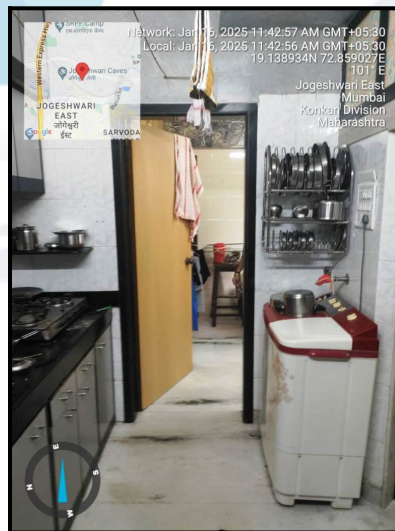
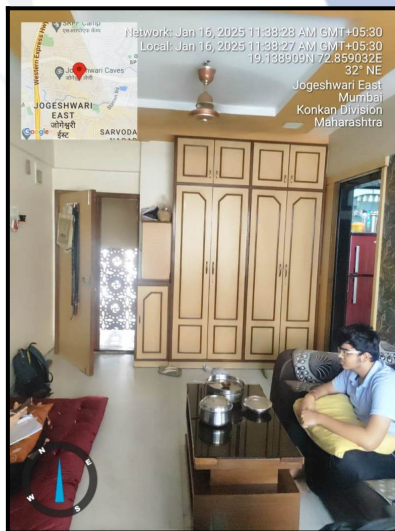
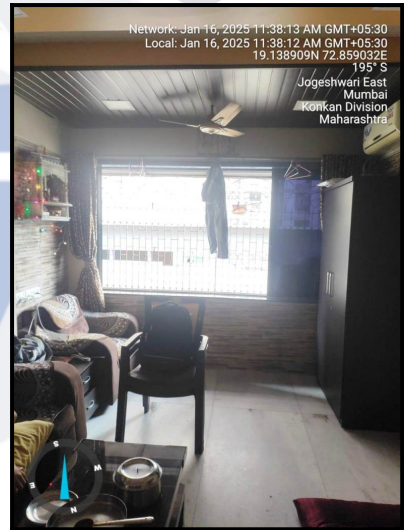
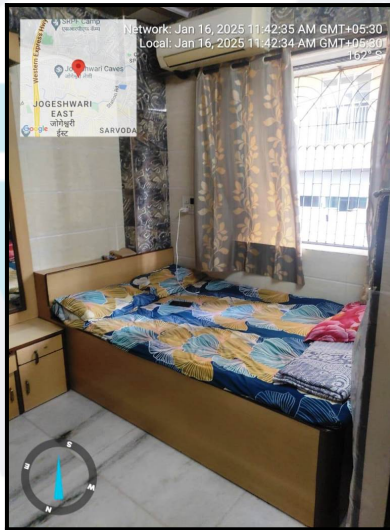
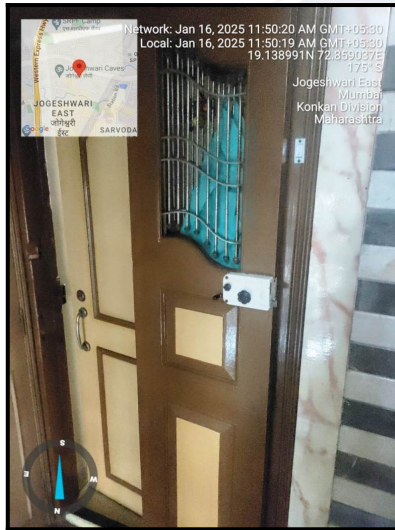
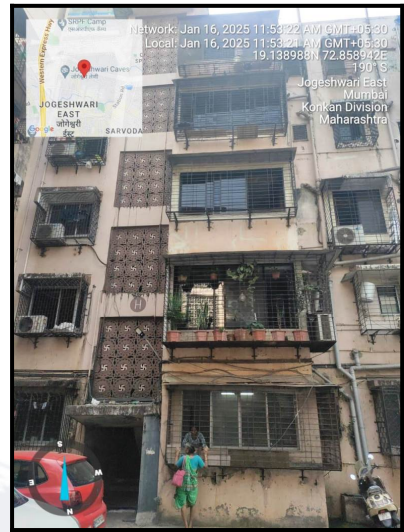
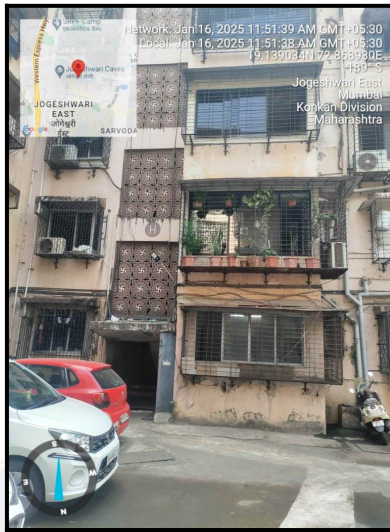
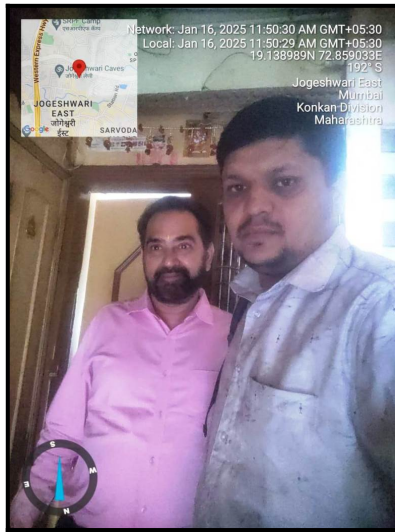
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

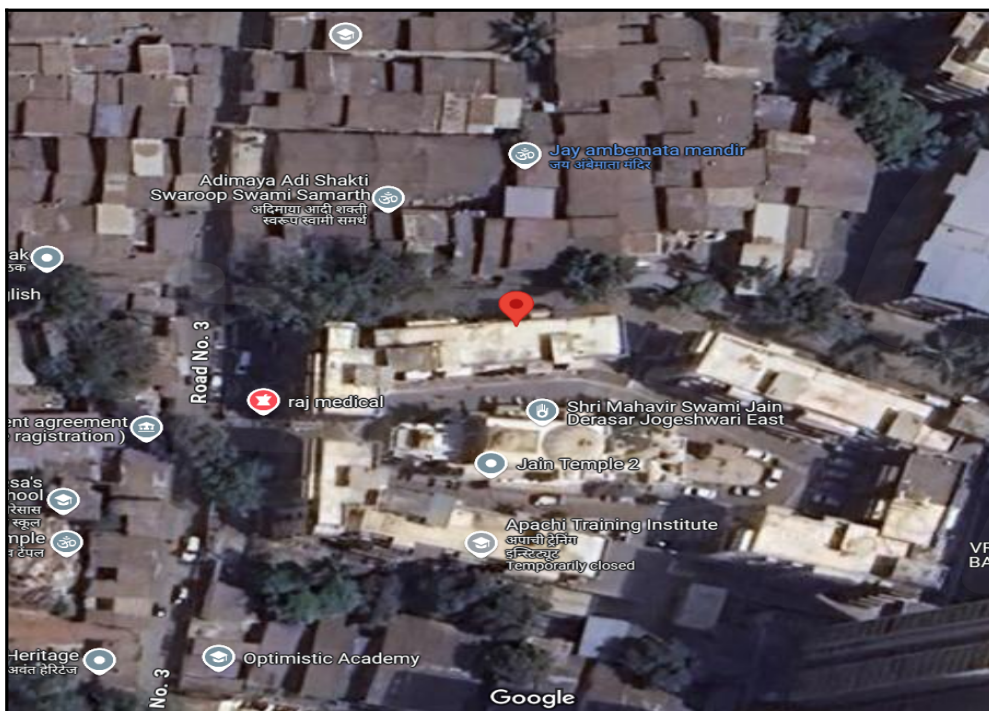
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 1976 (Building Completion Certificate)				
4	Estimated future life	: 11 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Aluminium Sliding Windows with window grills, .				
10	Flooring	: White Marble 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 (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.	: Superior White
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	: Not Provided
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

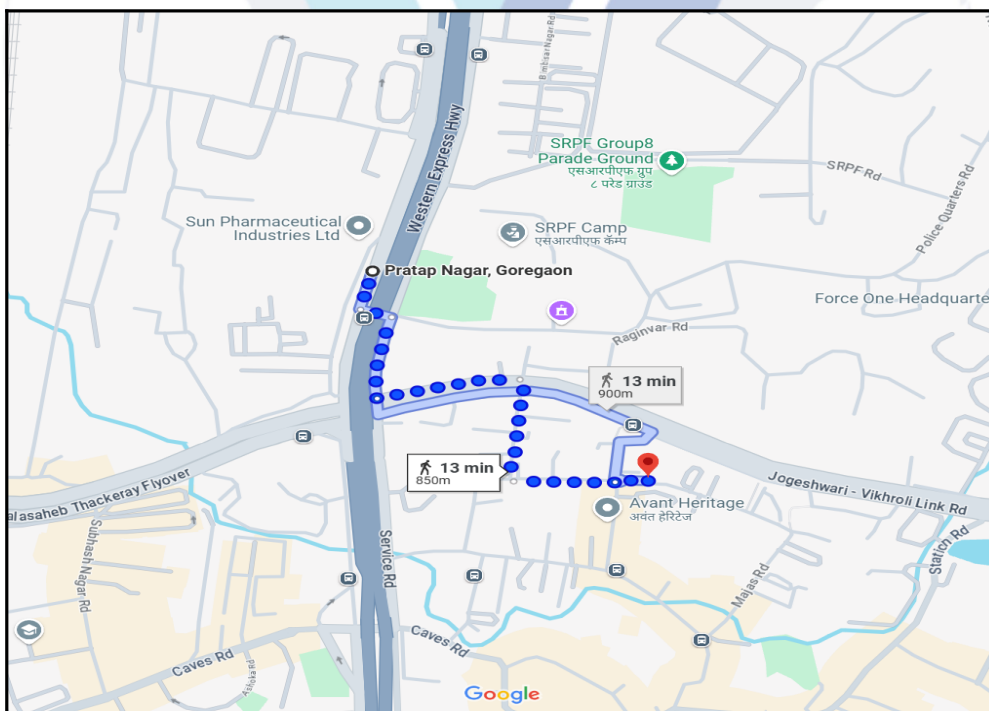
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°8'21.6"N 72°51'31.3"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Jogeshwari East - 850m).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
53/252 -भुभाग: उत्तरेस जोगेश्वरी-विक्रोळी लिंक रोड, पुर्वेस महाकाली गुंफामार्ग व अंशत; गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि.रुंद वि.यो. रस्ता.	91400	182010	217860	237470	196280	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	182010			
Decrease by 10% on Flat Located on 2 nd Floor	18201			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,63,809.00	Sq. Mtr.	15,218.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	91400			
The difference between land rate and building rate(A-B=C)	72,409.00			
Percentage after Depreciation as per table(D)	49%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,28,329.00	Sq. Mtr.	11,922.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%

d)	Third Floor	85%
e)	Fourth Floor and above	80%

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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	531.00	637.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,729.00	₹19,774.00	-

HOUSING.COM
Buy In Mumbai ▾

+ Add

Download App
List Property Free
Saved

1 BHK Flat

By REPUTED BUILDER

Paras Nagar CHS, Jogeshwari East, Mumbai

₹1.26 Cr EMI starts at ₹62.55 K
₹19.78 K/sq.ft

Contact Owner

No Property Images Available

Request Photos

637.00 sq.ft
convert unit ▾
Built Up Area

₹19.78 K/sq.ft
Avg. Price

1 BHK
Configuration

1st Feb, 2025
Possession status

Middle i
of 4 floors

Fully Furnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCAL

📍 Property Location
Paras Nagar CHS, Jogeshwari East, Mumbai

Around This Property

🎓 School
Ryan International School,
Kandivali East, Mumbai - ...

3 mins

(1.4 km)

🏥 Hospital
Ojas Eye Hospital

2 mins

(0.8 km)

⚡ Awesome! Nice neighborhood around

Contact Seller

BS

Bhavin Sakaria

Owner

+9197731.....

Please share your contact

Name

Price Indicators

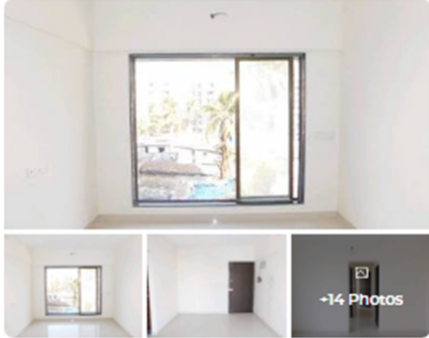
Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	387.00	464.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,256.00	₹19,380.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Jogeshwari East > Apartment in Jogeshwari East > 1 BHK > 550 Sq-ft

₹90.0 Lac EMI - ₹41k | [Can I afford it?](#)

1 BHK Flat For Sale in Bhawani Heights, Jogeshwari East, Mumbai



-14 Photos

1 Bed | 2 Baths | Unfurnished

Carpet Area 387 sqft ₹23,256/sqft	Project <u>Bhawani Heights</u>	Floor 2(Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Facing North
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Owner

Get Phone No.

Last contact made 3 days ago


More Details

Price Breakup	₹90 Lac ₹4,50,000 Approx. Registration Charges ₹2,600 Monthly
Booking Amount	₹10.0 Lac
Address	Bhawani Heights Prem Nagar Jogeshwari East Mumbai Maharashtra 400060, Jogeshwari East, Mumbai - Western Mumbai, Maharashtra
Landmarks	Prem Nagar Police Station
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹40592 ⓘ Apply for Home Loan

Union Bank Postbank with 16 +16

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	305.00	366.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,574.00	₹21,311.00	-



99acres

[Post property](#) FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Jogeshwari > Flats in Jogeshwari East > 1 BHK Flats in Jogeshwari East Posted on Jan 09, 2025 | Ready to n

₹78 Lac

@ 25,573 per sq.ft.

Estimated EMI ₹62,299

1BHK 1Bath

Flat/Apartment for Sale

in Paras Nagar CHS, Jogeshwari East, Mumbai

Contact Owner FREE


Shortlist

RERA STATUS

NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (0) Explore Locality Photos/Videos



Photos not shared by advertiser

Request Photos

Area

Carpet area: 305 sq.ft. (28.34 sq.m.)

Price

₹78 Lac

@ 25,573 per sq.ft. (Negotiable)

Floor Number

3rd of 3 Floors

Property Age

10+ Year Old

Configuration


1 Bedroom , 1 Bathroom, No Balcony

Address

Paras Nagar CHS
Jogeshwari East, Mumbai

Facing

East




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 Lender's Engineer
 UY 1/20 MH2010 PTC2017/89

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	396.00	475.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,727.00	₹18,939.00	-

1/22/25, 10:31 AM		igr_8256	
8256512		सूची क्र.2	
08-01-2024		दुय्यम निबंधक : सह दु.नि. अंधेरी 5	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 8256/2023	
		नोदणी :	
		Regn:63m	
गावाचे नाव : मजास			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	9000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6318103.68		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :; इतर माहिती: सदनिका क्र 601,सहावा मजला,अवंत हेरिटेज 1,ए विंग, क्षेत्र 396 चौ फूट कार्पेट एरिया म्हणजे 44.16 चौ मीटर बिल्टअप ,पारस नगर,दिगंबर मार्ग,जोगेश्वरी पूर्व,मुंबई,400060((C.T.S. Number : 157, 158, 192 ;))		
(5) क्षेत्रफळ	44.16 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:-अनंत गजानन कुडाळकर वय:-58 पत्ता:-प्लॉट नं: ए/601, माळा नं: सहावा मजला, इमारतीचे नाव: अवंत हेरिटेज-1, ब्लॉक नं: पारस नगर, रोड नं: आर आर ठाकूर रोड, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AMTPK2910J 2): नाव:-रितेश अनंत कुडाळकर वय:-27 पत्ता:-प्लॉट नं: ए/601, माळा नं: सहावा मजला, इमारतीचे नाव: अवंत हेरिटेज-1, ब्लॉक नं: पारस नगर, रोड नं: आर आर ठाकूर रोड, जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-DPBPK7504C		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गिरीश शशिकांत रावराणे वय:-36; पत्ता:-प्लॉट नं: 307/बी विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: राज टॉवर, ब्लॉक नं: आनंद नगर, मजास वाडी, रोड नं: जोगेश्वरी पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400060 पॅन नं:-ANUPR9234Q		
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/06/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	8256/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000		
(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	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,000.00	₹19,167.00	-

1/22/25, 10:33 AM		igr_1679	
1679323		सूची क्र.2	
08-01-2024		दुय्यम निबंधक : सह दु.नि. अंधेरी 2	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 1679/2023	
		नोदणी :	
		Regn:63m	
गावाचे नाव : मजास			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	11500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10148877.6		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट क्र. 11,एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर,मजासवाडी., रोड : जोगेश्वरी(पूर्व),मुंबई,400060, इतर माहिती: .((C.T.S. Number : 156 (A) ;)		
(5) क्षेत्रफळ	55.76 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:-महासुख जयंतीलाल पटवा वय:-59 पत्ता:-प्लॉट नं: फ्लॅट क्र. 11, एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर, मजासवाडी., रोड नं: जोगेश्वरी (पूर्व), महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-ADRPP1705B 2): नाव:-उषा महासुख पटवा वय:-55 पत्ता:-प्लॉट नं: फ्लॅट क्र. 11, एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर, मजासवाडी., रोड नं: जोगेश्वरी (पूर्व), महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-CFKPP0594M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मानिकलाल रायचंद कोठारी वय:-65; पत्ता:-प्लॉट नं: फ्लॅट क्र. 10, एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर, मजासवाडी., रोड नं: जोगेश्वरी (पूर्व), महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-ALFPS9437B 2): नाव:-हरीश मानिकलाल कोठारी वय:-35; पत्ता:-प्लॉट नं: फ्लॅट क्र. 10, एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर, मजासवाडी., रोड नं: जोगेश्वरी (पूर्व), महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-BNCPPK8346K 3): नाव:-डिपल हरीश कोठारी वय:-34; पत्ता:-प्लॉट नं: फ्लॅट क्र. 10, एफ-विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: पारस नगर सहकारी गृहनिर्माण संस्था लिमिटेड, ब्लॉक नं: पारस नगर, मजासवाडी., रोड नं: जोगेश्वरी (पूर्व), महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-ANHPD4430B		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	1679/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	690000		
(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 **22nd January 2025**

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.



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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 **₹ 80,60,640.00 (Rupees Eighty Lakhs Sixty Thousands Six Hundred And Forty 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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