



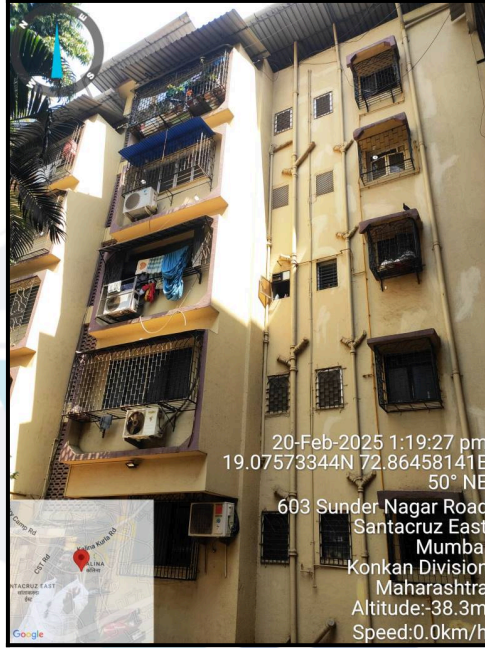
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



20-Feb-2025 1:19:27 pm
19.07573344N 72.86458141E
50° NE

603 Sunder Nagar Road
Santacruz East
Mumbai
Konkan Division
Maharashtra
Altitude:-38.3m
Speed:0.0km/h

Details of the property under consideration:

Name of Proposed Purchaser : **Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar**

Name of Owner : **Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam**

Residential Flat No. C-9, 2nd Floor, Wing - C, "**Golden Springs Co-op. Hsg. oc. Ltd.**", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India.

Latitude Longitude : 19°4'32.3"N 72°51'53.6"E

Intended User:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-9, 2nd Floor, Wing - C, "**Golden Springs Co-op. Hsg. oc. Ltd.**", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India belongs to **Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam**. Name of Proposed Purchaser is **Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar**.

Boundaries of the property

North : Garden / Sundar Nagar Road No. 2
South : Centaur Residency
East : Residential Building
West : A & B Wing of Golden Springs CHSL

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 **₹ 1,41,90,120.00 (Rupees One Crore Forty One Lakhs Ninety Thousands One Hundred And Twenty Only)**.

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Encl.: Valuation report

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Residential Flat No. C-9, 2nd Floor, Wing - C, "Golden Springs Co-op. Hsg. oc. Ltd.", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, 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 21.02.2025 for Housing Loan Purpose.
1	Date of inspection	20.02.2025
3	Name of the owner / owners	Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam
	Name of the proposed purchaser	Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar
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. C-9, 2 nd Floor, Wing - C, "Golden Springs Co-op. Hsg. oc. Ltd.", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India. Contact Person : Mr. Jaywant Pawar (Proposed Purchaser) Contact No. 9892930396
6	Location, Street, ward no	Off Surendra Nagar Road No 2 Village - Kole Kalyan, Kalina District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 5651, 5656(pt), 5658, 5659 & 5660 of Village - Kole Kalyan
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. = 466.50 (Area as per Site measurement) Built Up Area in Sq. Ft. = 540.00 (Area As Per Draft Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kole Kalyan, Kalina Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 098
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?	Tenant Occupied - Mr. Rohit Pawar, Since last 3 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Rohit Pawar, Since last 3 Years
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	40,000/- (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 – 1984 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch Branch to assess Fair Market Value as on 21.02.2025 for Residential Flat No. C-9, 2nd Floor, Wing - C, "**Golden Springs Co-op. Hsg. oc. Ltd.**", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India belongs to **Mrs. Shilpa Sudesh Kadam**. Name of Proposed Purchaser is **Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 7617/2016 Dated 24.08.2016 between Mr. Sharad Dnyoba Savant(The Vendor) And Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam(The Purchasers).
2)	Copy of Draft Agreement for sale between Mrs. Shilpa Sudesh Kadam & Mr. Sudesh Bagaram Kadam(The Transferor) And Mrs. Bharati Jaywant Pawar & Mr. Jaywant Narsanna Pawar(The Transferee) (Made in March 2025).
3)	Copy of Occupancy Certificate No. CE/7365/BSII/AN Dated 26.04.1984 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 098. The property falls in Residential Zone. It is at a traveling distance 2.6 km. from Santacruz Railway 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 3 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 2 Bedroom + Living



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Room + Kitchen + Passage + WC + Toilet.(i.e. 1 BHK flat converted in to 2 BHK flat by converting kitchen into bedroom and kitchen shifted to hall) This Residential Flat is Vitrified tile flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 21st February 2025

The Built Up Area of the Residential Flat	:	540.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	1984 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	41 Years
Cost of Construction	:	540.00 Sq. Ft. X ₹ 2,800.00 = ₹ 15,12,000.00
Depreciation $\{(100 - 10) \times (41 / 60)\}$:	61.50%
Amount of depreciation	:	₹ 9,29,880.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,48,671/- per Sq. M. i.e. ₹ 13,812/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,23,292/- per Sq. M. i.e. ₹ 11,454/- per Sq. Ft.
Value of property	:	540.00 Sq. Ft. X ₹ 28,000 = ₹1,51,20,000
Total Value of property as on 21st February 2025	:	₹1,51,20,000.00

(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 21st February 2025	:	₹ 1,51,20,000.00 - ₹ 9,29,880.00 = ₹ 1,41,90,120.00
Total Value of the property	:	₹ 1,41,90,120.00
The realizable value of the property	:	₹1,27,71,108.00
Distress value of the property	:	₹1,13,52,096.00
Insurable value of the property (540.00 X 2,800.00)	:	₹15,12,000.00
Guideline value of the property (540.00 X 11454.00)	:	₹61,85,160.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C-9, 2nd Floor, Wing - C, "Golden Springs Co-op. Hsg. oc. Ltd.", Off Surendra Nagar Road No 2, Village - Kole Kalyan, Kalina, Taluka - Andheri, District - Mumbai Suburban, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, India for this particular purpose at ₹ 1,41,90,120.00 (Rupees One Crore Forty One Lakhs Ninety Thousands One Hundred And Twenty Only) as on 21st February 2025

NOTES

1. 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 **21st February 2025** is **₹ 1,41,90,120.00 (Rupees One Crore Forty One Lakhs Ninety Thousands One Hundred And Twenty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

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



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PART III- VALUATION

I, hereby declare that

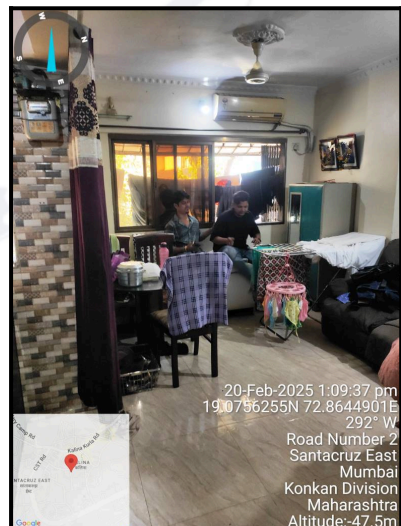
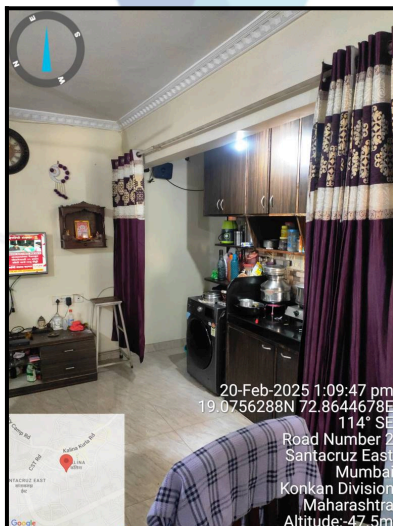
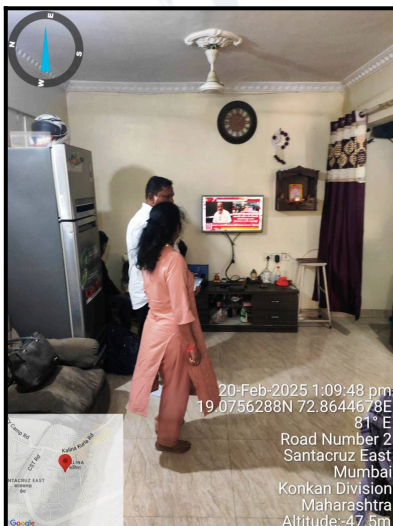
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

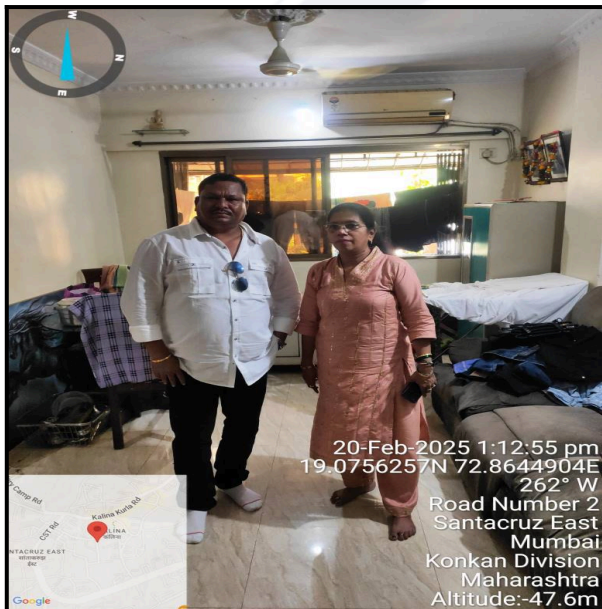
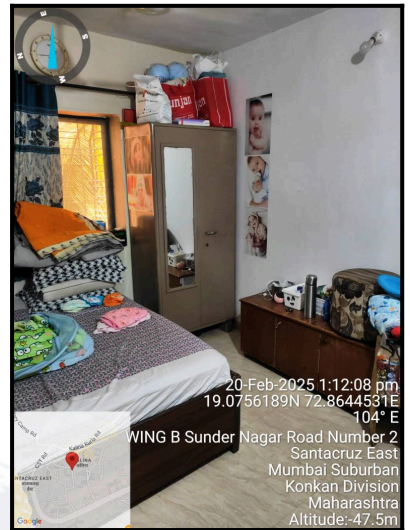
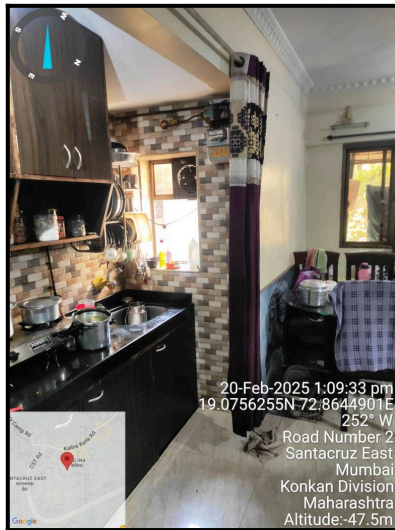
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 1984 (As per occupancy certificate)				
4	Estimated future life	: 19 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: 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 (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

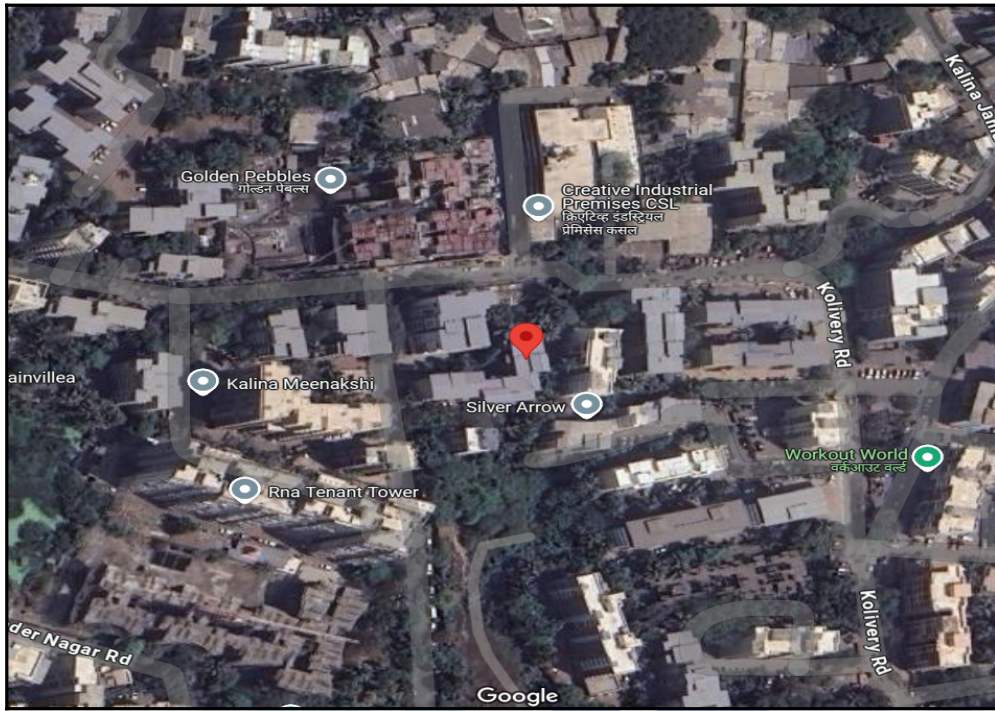
Actual Site Photographs



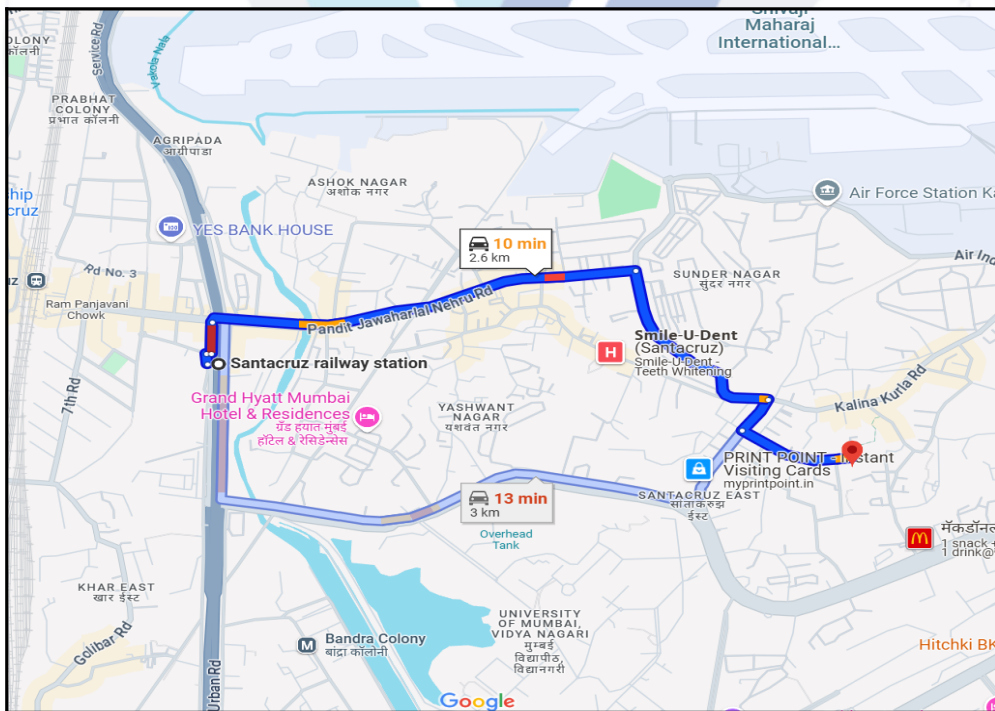
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°4'32.3"N 72°51'53.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Santacruz - 2.6 km.).



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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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[Valuation Guidelines](#) | [User Manual](#)

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
31/172A-भुभाग: पूर्वेस गावाची हदद, पश्चिमेस सि.एस.टी. रोड ते पंडीत जवाहरलाल नेहरू रोड जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सि. एस. टी. रोड व उत्तरेस पंडीत जवाहरलाल नेहरू रोड यामधील भुभाग.	86770	165190	189960	206480	165190	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	165190			
Decrease by 10% on Flat Located on 2 nd Floor	16519			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,48,671.00	Sq. Mtr.	13,812.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	86770			
The difference between land rate and building rate(A-B=C)	61,901.00			
Percentage after Depreciation as per table(D)	41%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,23,292.00	Sq. Mtr.	11,454.00	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



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Price Indicators


Property	Sunder Nagar, Santacruz East		
Source	magic bricks		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	440.00	528.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹34,091.00	₹28,409.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property In Mumbai > Sunder Nagar Santacruz East > Apartment In Sunder Nagar Santacruz East > 1 BHK > 704 Sq-ft

₹1.50 Cr EMI - ₹ 68k | [Get Loan offers from 34+ banks](#) PREMIUM LOCALITY

1 BHK 704 Sq-ft Flat For Sale [Sunder Nagar Santacruz East, Mumbai](#)



1 Bed
2 Baths
Unfurnished

<p>Carpet Area 440 sqft ▾ ₹ 34,091/sqft</p>	<p>Project Silver Avenue</p>	<p>Floor 2(Out of 6 Floors)</p>
<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>	<p>Facing East</p>
<p>Lift 1</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Open</p>

✓ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.5 Cr ₹7,50,000 Approx. Registration Charges ₹7 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
Address	Sunder Nagar, Santacruz East, Mumbai., Sunder Nagar Santacruz East, Mumbai - Western Mumbai, Maharashtra

Price Indicators

Property	Sunder Nagar, Santacruz East		
Source	https://www.99acres.com/		
Floor	10th		
	Carpet	Built Up	Saleable
Area	400.00	480.00	576.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹34,500.00	₹28,750.00	₹23,958.00

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Santacruz > Flats in Sunder Nagar, Santacruz East > 1 BHK Flats in Sunder Nagar, Santacruz East Posted on Feb 06, 2025 | Ready to move

₹1.38 Cr @ 23,958 per sq.ft. **1BHK 2Baths** **Contact Dealer FREE**

Estimated EMI ₹1,10,221 **Shortlist**

Flat/Apartment for Sale
In On Request, Sunder Nagar, Santacruz East

RERA STATUS NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview Dealer Details Price Trends Registry Record Recommendations Article >

Videos (1) **Property (8)**

2 people shortlisted this property this week

Area
Super Built up area 576 sq.ft. (53.51 sq.m)
Built Up area: 480 sq.ft. (44.59 sq.m)
Carpet area: 400 sq.ft. (37.16 sq.m)

Configuration
1 Bedroom, 2 Bathrooms, No Balcony

Price
₹1.38 Crore @ 23,958 per sq.ft.

Address
On Request
Sunder Nagar, Santacruz East

Floor Number
10th of 10 Floors

Facing
East

Overlooking
Main Road

Property Age
1 to 5 Year Old

Places nearby 1001, Sunder Nagar, Santacruz East View All (50)

Umar Masjid | Cross INRI | Bal Hanuman Mandir | sacred heart church | Rehmaniya Masjid | State bank of india

Sale Instances

Property	Sunder Nagar, Santacruz East		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	664.00	730.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹31,627.00	₹28,751.00	-

21/02/2025, 12:03	igr_18047	
18047514	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 7
20-10-2024		दस्त क्रमांक : 18047/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	21000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11788784.35	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका क्र 301,3 रा मजला,सी विंग बिल्डिंग नं 2 इमराल्ड बाय ग्लोबल इफ्राप्रोजेक्टस सुंदर नगर रोड नं.2 कलिना सांताक्रुझ पूर्व मुंबई - 400098.सदनिकेचे रेरा प्रमाणे क्षेत्रफळ 641.75 चौ.फूट कारपेट आणि बाल्कनी क्षेत्र 22.28 चौ.फूट कारपेट,सोबत 1 कारपार्किंग सहित.इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 4840 A, 4840 B, 4840C ;))	
(5) क्षेत्रफळ	67.88 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ग्लोबल इफ्राप्रोजेक्टस चे भागीदार नीरज सुरेंद्र जैन तर्फे कबुलीजबाबकरिता मुखत्यार दीपक तळ्ये वय:-54 पत्ता:-प्लॉट नं: शॉप नं 1, माळा नं: -, इमारतीचे नाव: प्रथम को ऑप हौ सो ली, ब्लॉक नं: विलेपार्ले पूर्व मुंबई, रोड नं: प्रार्थना समाज रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AARFG2029G	
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-खुशबू ईश्वर भाई परमार -- वय:-30; पत्ता:-प्लॉट नं: एए/29, माळा नं: -, इमारतीचे नाव: सुलेख बंगलोज, ब्लॉक नं: भरुच,गुजरात, रोड नं: भोलाव, गुजरात, भरुच. पिन कोड:-392001 पॅन नं:-CAGPP8858M 2): नाव:-यथार्थ सुरेशचंद्र सिन्हाल -- वय:-30; पत्ता:-प्लॉट नं: एए/29, माळा नं: -, इमारतीचे नाव: सुलेख बंगलोज, ब्लॉक नं: भरुच,गुजरात, रोड नं: भोलाव, गुजरात, भरुच. पिन कोड:-392001 पॅन नं:-FTMPS4362F	
(9) दस्ताऐवज करुन दिल्याचा दिनांक	11/10/2024	
(10)दस्त नोदणी केल्याचा दिनांक	11/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	18047/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1260000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

Sale Instances

Property	Sunder Nagar, Santacruz East		
Source	Index no.2		
Floor	10th		
	Carpet	Built Up	Saleable
Area	779.00	934.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹35,800.00	₹29,833.00	-

21/02/2025, 11:57	igr_1386	
1386514	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 7
28-01-2025		दस्त क्रमांक : 1386/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :
		Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	27887842	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14384041.65	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1004 ए विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: एलोरा,गोल्डन पेबल्स को ऑप हो सो लि, ब्लॉक नं: सुंदर नगर रोड नं 2 विद्यानगरी, रोड : कलिना सांताक्रूझ पूर्व मुंबई 400098, इतर माहिती: मिळकतीचे एकूण क्षेत्र 72.37 चौ मी रेरा कारपेट एरिया---सोबत 1 कार पार्किंग स्पेस नं बी 2-010((C.T.S. Number : 5653A, 5657A, 5779, 5788, 5784, 5785 and 5798 ;))	
(5) क्षेत्रफळ	79.61 चौ.मीटर	
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा ह्युकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोलते पाटील डेव्हलपर्स लि चे ऑथोराईज सिप्रेटरी नेल्सन केविन मिस्किथ तर्फे मुखत्यार नितीन माने वय:-50 पत्ता:-प्लॉट नं:-, माळा नं: 8 वा मजला, इमारतीचे नाव: सिटी बाय, ब्लॉक नं: सी टी एस 14 पी 17 बोट क्लब रोड, रोड नं: पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAACK7310G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा ह्युकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उदय वासुदेव बंगेरा वय:-54; पत्ता:-प्लॉट नं: ए -7, माळा नं: -, इमारतीचे नाव: गोल्डन स्प्रिंग्स कॉ ऑप हो सो लि, ब्लॉक नं: सुंदर नगर, कलिना, रोड नं: सांताक्रूझ पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AEIPB2243Q 2): नाव:-कस्तुरी बंगेरा वय:-53; पत्ता:-प्लॉट नं: ए -7, माळा नं: -, इमारतीचे नाव: गोल्डन स्प्रिंग्स कॉ ऑप हो सो लि, ब्लॉक नं: सुंदर नगर, कलिना, रोड नं: सांताक्रूझ पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AHTPB1853C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2025	
(10)दस्त नोदणी केल्याचा दिनांक	27/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1386/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1673400	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)जोम		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st February 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.



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 **₹ 1,41,90,120.00 (Rupees One Crore Forty One Lakhs Ninety Thousands One Hundred And Twenty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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