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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Bharat Govind Patel & Arvind Govind Patel**

Residential Flat No. 504, 5th Floor, Wing - A, "Ashirwad-1", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bungalows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, State - Maharashtra, India.

Latitude Longitude : 19°7'55.7"N 72°49'2.9"E

Intended User:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road Andheri (West) Mumbai 400053

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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. 504, 5th Floor, Wing - A, "**Ashirwad-1**", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bungalows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, State - Maharashtra, India belongs to **Bharat Govind Patel & Arvind Govind Patel**.

Boundaries of the property

North : Savita CHSL
South : Internal Road & Abhar CHSL
East : Building No. 2
West : Fisheries University Road

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 **₹ 2,42,73,000.00 (Rupees Two Crore Forty Two Lakhs Seventy Three Thousands Only)**.

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Regd. Office

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

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Residential Flat No. 504, 5th Floor, Wing - A, "Ashirwad-1", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bunglows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, 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 22.02.2025 for Housing Loan Purpose.
1	Date of inspection	20.02.2025
3	Name of the owner / owners	Bharat Govind Patel & Arvind Govind Patel
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. 504, 5 th Floor, Wing - A, "Ashirwad-1", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bunglows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, State - Maharashtra, India. Contact Person : Mrs. Roshani (Tenant) Contact No. 9819923552
6	Location, Street, ward no	Off J. P. Road, D. P. Road Village - Versova, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1175/4 of Village - Versova, Plot No - 3
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. = 631.78 (Area as per Site measurement) Carpet Area in Sq. Ft. = 625.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 750.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 061
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 - Mrs. Roshani
	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 - Mrs. Roshani
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 70,000/- Present 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 – 1992 (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, Veera Desai Road Andheri (West) Branch Branch to assess Fair Market Value as on 22.02.2025 for Residential Flat No. 504, 5th Floor, Wing - A, "**Ashirwad-1**", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bunglows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, State - Maharashtra, India belongs to **Bharat Govind Patel**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 1672/2024 Dated 07.02.2024 between Rajinder Singh Panesar(The Vendor) And Bharat Govind Patel & Arvind Govind Patel(The Purchasers).
2)	Copy of Occupancy Certificate No. CE/3339/WS/AK Dated 31.07.1992 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 3 in Village - Versova, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 061. The property falls in Residential Zone. It is at a traveling distance 650m from Versova Metro Station.

Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet.(i.e. 2 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 22nd February 2025

The Carpet Area of the Residential Flat	:	625.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1992 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	33 Years
Cost of Construction	:	750.00 Sq. Ft. X ₹ 2,800.00 = ₹ 21,00,000.00
Depreciation $\{(100 - 10) \times (33 / 60)\}$:	49.50%
Amount of depreciation	:	₹ 10,39,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,27,598/- per Sq. M. i.e. ₹ 21,145/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,91,015/- per Sq. M. i.e. ₹ 17,746/- per Sq. Ft.
Value of property	:	625.00 Sq. Ft. X ₹ 40,500 = ₹2,53,12,500
Total Value of property as on 22nd February 2025	:	₹2,53,12,500.00

(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 February 2025	:	₹ 2,53,12,500.00 - ₹ 10,39,500.00 = ₹ 2,42,73,000.00
Total Value of the property	:	₹ 2,42,73,000.00
The realizable value of the property	:	₹2,18,45,700.00
Distress value of the property	:	₹1,94,18,400.00
Insurable value of the property (750.00 X 2,800.00)	:	₹21,00,000.00
Guideline value of the property (750.00 X 17746.00)	:	₹1,33,09,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5th Floor, Wing - A, "Ashirwad-1", Versova Ashirwad Co-op. Hsg. Soc. Ltd., Plot No. 3, Off J. P. Road, D. P. Road, Seven Bungalows, Village - Versova, Taluka - Andheri, District - Mumbai Suburban, Versova, Andheri (West), Mumbai, PIN - 400 061, State - Maharashtra, India for this particular purpose at **₹ 2,42,73,000.00 (Rupees Two Crore Forty Two Lakhs Seventy Three Thousands Only)** as on 22nd February 2025

NOTES

- 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 February 2025** is **₹ 2,42,73,000.00 (Rupees Two Crore Forty Two Lakhs Seventy Three Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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



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PART III- VALUATION

I, hereby declare that

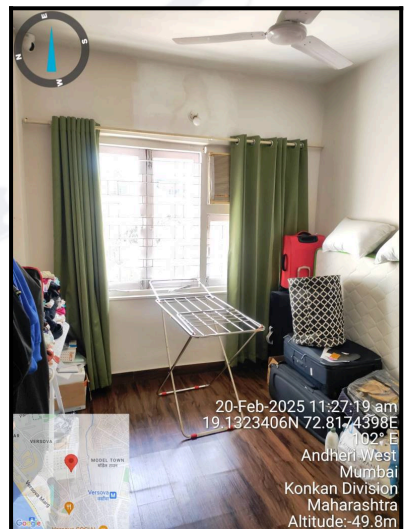
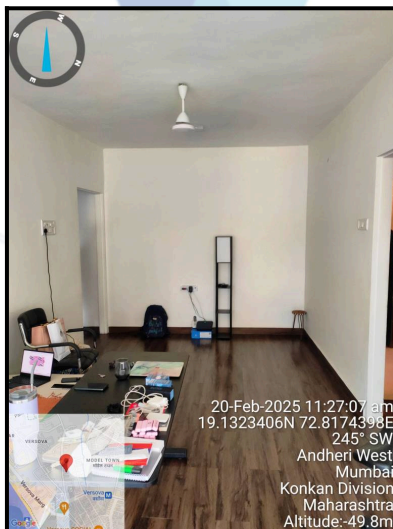
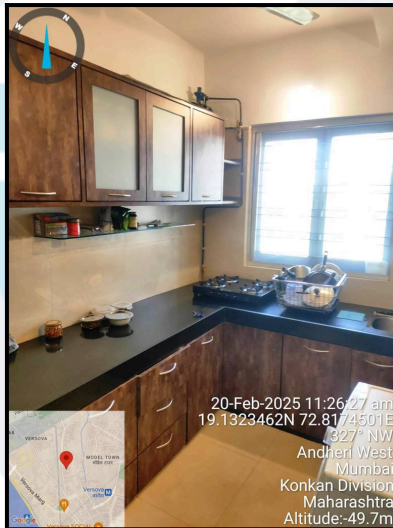
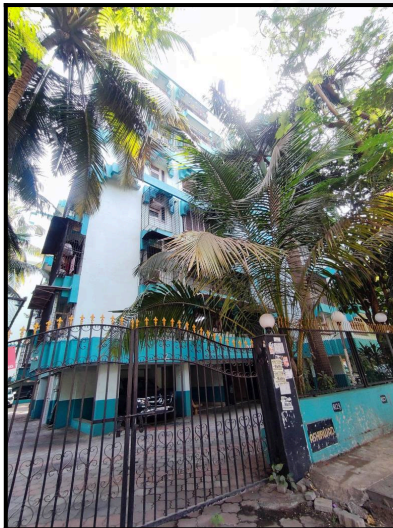
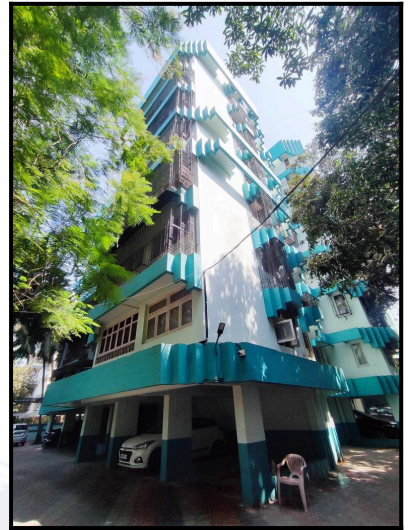
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

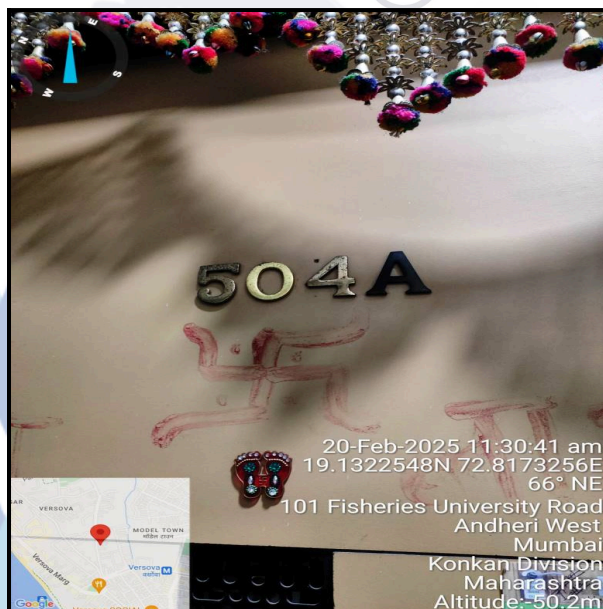
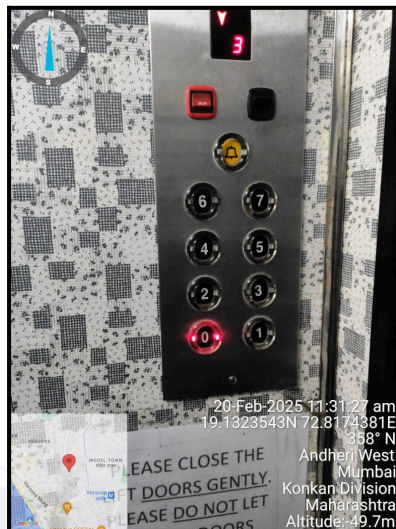
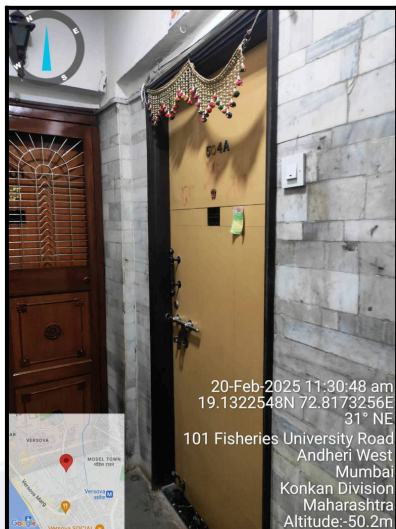
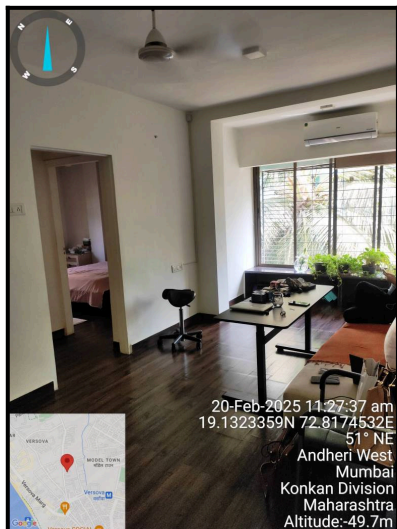
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 5 th Floor				
3	Year of construction	: 1992 (As per occupancy certificate)				
4	Estimated future life	: 27 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 tiles 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	: 1Lift 
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

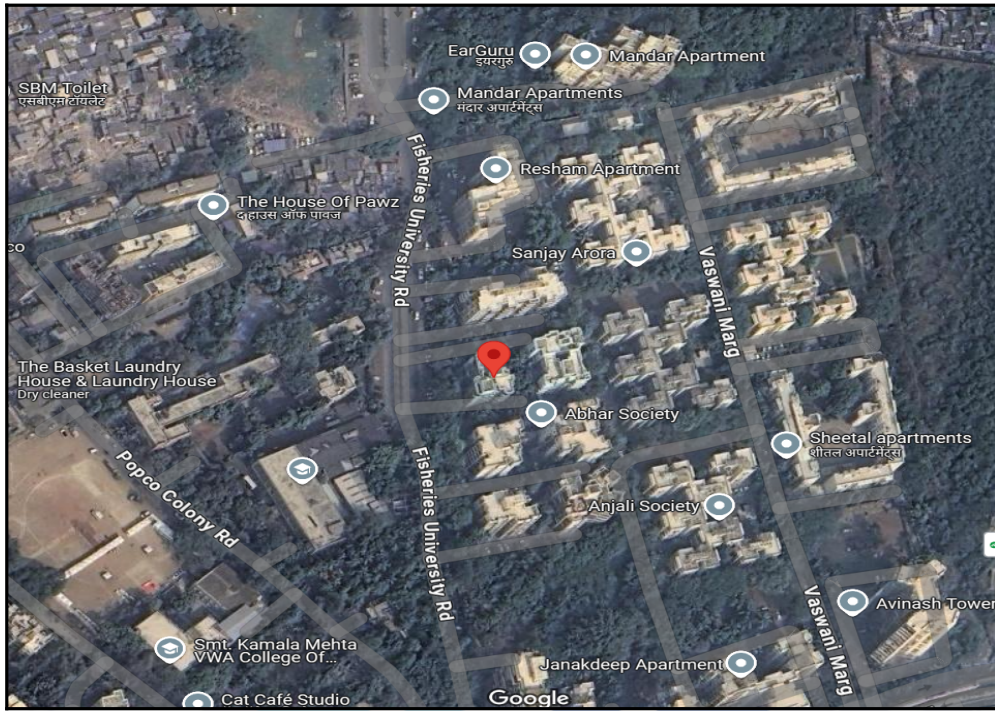
Actual Site Photographs



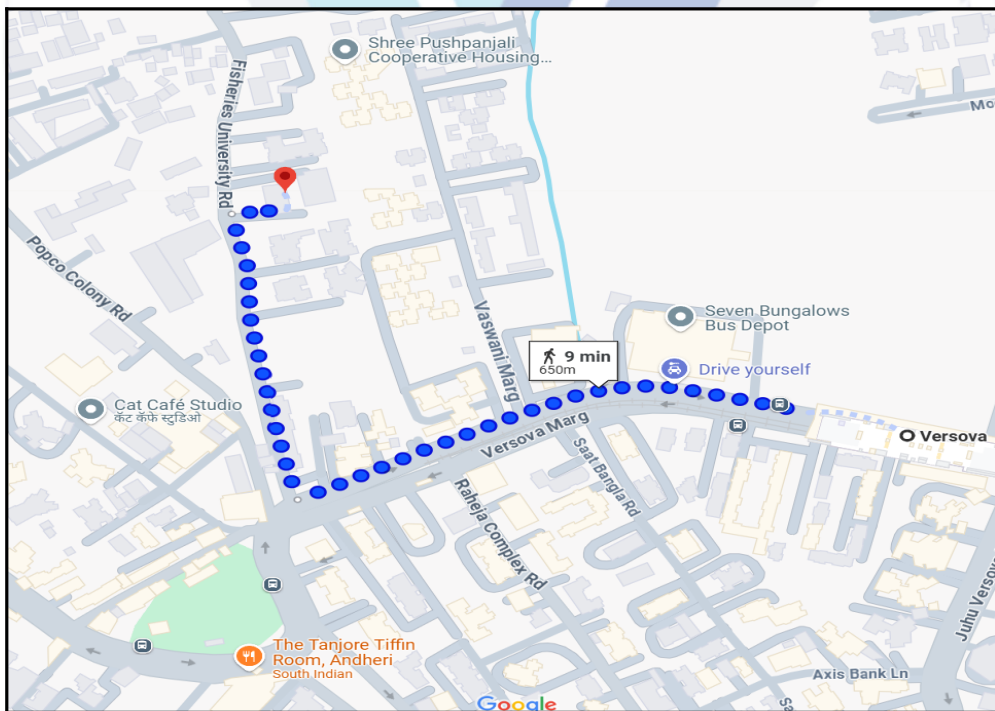
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°7'55.7"N 72°49'2.9"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Versova - 650m).

Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	216760			
Increase by 5% on Flat Located on 5 th Floor	10838			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,27,598.00	Sq. Mtr.	21,145.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	116740			
The difference between land rate and building rate(A-B=C)	110,858.00			
Percentage after Depreciation as per table(D)	33%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,91,015.00	Sq. Mtr.	17,746.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	834.17	1,001.00	1,201.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹41,958.00	₹34,965.00	₹29,138.00

NOBROKER
Pay Rent | Post Your Property | New | Binu Surendran

2 BHK Flat In Sagar Sanjog Chs For Sale In And...
Andheri West

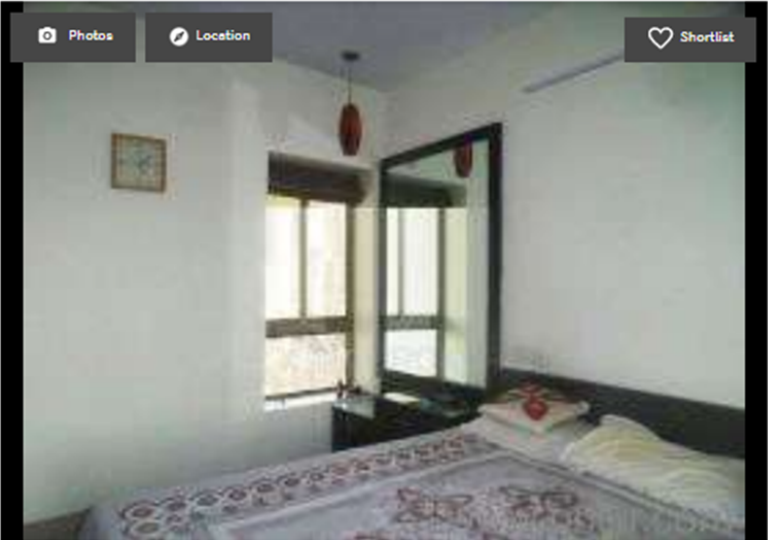
₹ 3.5 Crores
Non-negotiable

₹ 2.01 Lacs/Month
Estimated EMI

1,001 Sq.Ft

[Need Home Loan](#)
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Andheri west / 2bkh Flat for Sale in Andheri west / Property Details



[Shortlist](#)

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

2
Balcony

Bike and Car
Parking

Sep 11, 2024
Posted On

Immediately
Possession

Sagar Sanjog Chs
Apartment

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#)

[Wrong Info](#)

Nearby: VIJAYA BANK, GOREGAON WEST | Jogeshwari West

Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | LIC Of India Andheri Metro Station

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹0.0 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 1,001 Sq.Ft	Furnishing Status Fully Furnished
Facing Don't Know	Floor 5/7
Parking Bike And Car	Gated Security Yes

Activity On This Property

🔍 49 Unique Views | ❤️ 1 Shortlists | 📞 1 Contacted

Powered By: NBEstimate

Sale Trend in mumbai

Price Range (Per Sq.Ft) ₹ 21,656 - ₹ 45,438 | Growth (per year) ↗️ 109%

Transactions

- ₹18.25 sqft
📉
- ₹45.25 sqft
📉

NoBroker Services

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	793.33	952.00	1,142.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹40,336.00	₹33,613.00	₹28,011.00

Pay Rent
Post Your Property
New
Binu Surendran
🔔
👤

2 BHK Flat In Ashiyana Chs For Sale In Andheri West
Bon Bon Lane, Seven Bungalows, Andheri West, Andheri-Dahisar, Mu...

₹ 3.2 Crores
Negotiable

₹ 1.83
Lacs/Month
Estimated EMI

952
Sq.Ft

Need Home Loan ?
Apply Loan

Photos
Location

Shortlist

2 Bedroom <small>No. of Bedroom</small>	Aug 19, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Ashiyana Chs <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

The owner will be showing this property at 11:30 AM Tomorrow!

[Join Visit >](#)

Contact
Schedule Visit

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: VIJAYA BANK, GOREGAON WEST | Jogeshwari West

Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | Goregaon (East)

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹4.2 Per Sq.Ft/M	Flooring Marble/Granite
Builtup Area 952 Sq.Ft	Carpet Area 920 Sq.Ft
Furnishing Status Fully Furnished	Facing West
Floor 5/7	Parking Bike And Car
Gated Security Yes	

Activity On This Property

142
Unique Views

0
Shortlists

3
Contacted

Powered By: NBSEstimate

Similar Properties

2 BHK Flat In Avinash T...
JP Road, Versova, Andheri West...
Within 5 km

Price
₹3.3 Crores

Builtup Area
680 sqft

2 BHK Flat In Prachi C...

VASTUKALA

Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
MH2010 PTC2010/80

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	441.00	529.20	635.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹39,077.00	₹32,564.00	₹27,137.00

12217322

04-01-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 12217/2023

नोदणी :

Regn:63m

गावाचे नाव : वर्सोवा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16228800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	11031662.04
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाह्तर वर्णन :सदनिका नं: 1002 ए विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: सिब्लिस बिल्डिंग, ब्लॉक नं: वर्सोवा अंधेरी पश्चिम मुंबई 400061, रोड : अराम नगर नं 1 सेफ्न बंगलो, इतर माहिती: सदनिकेचे क्षेत्र 441 चौ फुट रेरा कारपेट व दस्तात नमूद केल्या प्रमाणे,(रेरा क्रमांक : P51800046626)(C.T.S. Number : 1103/A/1 :))
(5) क्षेत्रफळ	45.08 चौ.मीटर
(6)आकारणी किंवा जुनी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशाना डेव्हलपर्स वेस्टीन चे प्रोपरायटर अमिथ सी पंजाबी तर्फे मुखत्यार उमेश सी शाह वय:-46 पत्ता:-प्लॉट नं: 72, माळा नं: -, इमारतीचे नाव: मेहता इन्ट्रीअल इस्टेट, ब्लॉक नं: मालाठ पश्चिम मुंबई, रोड नं: लिबर्टी गार्डन, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AGYPP6393B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोलीता दिलीप पाटील वय:-43; पत्ता:-प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: गुरुमाउली बिल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: डी एन नगर लिक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ALJPP1242K 2): नाव:-कल्पलता दिलीप पाटील वय:-66; पत्ता:-प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: गुरुमाउली बिल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: डी एन नगर लिक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AMKPP2566J
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023
(10)दस्त नोदणी केल्याचा दिनांक	25/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12217/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	974000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)पेरा	
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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	2,074.00	2,488.80	2,986.56
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹39,000.00	₹32,500.00	₹27,083.00

1600401 02-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. अंधेरी 4 दस्त क्रमांक : 1600/2025 नोदणी : Regn.63m
गावाचे नाव : वर्सावा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	80886000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	59262030.68	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2202 ए विंग, माळा नं: 22 वा मजला, इमारतीचे नाव: सिब्लीस बिल्डिंग, ब्लॉक नं: वर्सावा अंधेरी पश्चिम मुंबई 400061, रोड : आराम नगर नं 1 सेव्हन बंगलो, इतर माहिती: सदनिकेचे क्षेत्र 1879 चौ फुट कारपेट व बाल्कनी चे क्षेत्र 195 चौ फुट कारपेट एकूण क्षेत्र 2074 चौ फुट कारपेट व सोबत 3 कार पार्किंग....व दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 1103/A/1(Pt) :))	
(5) क्षेत्रफळ	212.02 चौ.मीटर	
(6)आकारणी किंवा जुळी 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.-आशना डेव्हलपर्स वेस्टीन चे प्रोपरायटर अमिथ सी पंजाबी तर्फे मुखत्यार उमेश सी शाह वय:-48 पत्ता:-प्लॉट नं:-, माळा नं: 1 ता मजला , इमारतीचे नाव: स्काय क्रेस्ट , ब्लॉक नं: मालाड पश्चिम मुंबई , रोड नं: रोड नं 3 लिबर्टी गार्डन, महाराष्ट्र, मुम्बई, पिन कोड:-400064 पॅन नं:-AGYFP6393B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अवनी समीर शेठ वय:-50; पत्ता:-प्लॉट नं: एच आर 2, 505 , माळा नं: -, इमारतीचे नाव: रॉयल रिट्रेट महाठिक मत गुर , ब्लॉक नं: करवीर कोल्हापूर , रोड नं: मार्केट पार्स , महाराष्ट्र, KOLHAPUR. पिन कोड:-416005 पॅन नं:-ADBPS9527L 2): नाव.-समीर सुभाष शेठ वय:-50; पत्ता:-प्लॉट नं: एच आर 2, 505 , माळा नं: -, इमारतीचे नाव: रॉयल रिट्रेट महाठिक मत गुर , ब्लॉक नं: करवीर कोल्हापूर , रोड नं: मार्केट पार्स , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416005 पॅन नं:-ADXPS7951G	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2025	
(10)दस्त नोदणी केल्याचा दिनांक	30/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1600/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4853200	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुत्यंकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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.



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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 **₹ 2,42,73,000.00 (Rupees Two Crore Forty Two Lakhs Seventy Three Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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