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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Ms. Karuna Suresh Nikalje**
Name of Owner : **Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose**

Residential Flat No. 601, 6th Floor, Wing - A, "**Swami Sparsh Co-Op. Hsg. Soc. Ltd**", Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India.

Latitude Longitude : 19°0'27.2"N 72°50'7.3"E

Intended User:

Cosmos Bank
Sakinaka Andheri East Branch
102, Trade Corner, Sakinaka Junction Andheri East Mumbai 400072

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**

🌐 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, Wing - A, "Swami Sparsh Co-Op. Hsg. Soc. Ltd", Magna Apartment, Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India belongs to **Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose**. Name of Proposed Purchaser is **Ms. Karuna Suresh Nikalje**.

Boundaries of the property

North : Vishwaraj Building
South : Fitwala Road
East : Balaseth Madhukar Marg
West : Indiabulls Home

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 **₹ 1,35,22,758.00 (Rupees One Crore Thirty Five Lakhs Twenty Two Thousands Seven Hundred And Fifty Eight 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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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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Residential Flat No. 601, 6th Floor, Wing - A, "Swami Sparsh Co-Op. Hsg. Soc. Ltd", Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 03.03.2025 for Housing Loan Purpose.
1	Date of inspection	20.02.2025
3	Name of the owner / owners	Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose
	Name of the proposed purchaser	Ms. Karuna Suresh Nikalje
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. 601, 6 th Floor, Wing - A, "Swami Sparsh Co-Op. Hsg. Soc. Ltd", Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India. Contact Person : Shri. Adrian Terry Rapose (Owner) Contact No. 9892753177
6	Location, Street, ward no	Fitwala Road, Prabhadevi Village - Lower Parel Division, Elphinstone (West) District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 866 & 867 of Village - Lower Parel Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 378.25 (Area as per Site measurement) Carpet Area in Sq. Ft. = 369.00 (Area As Per Gift Deed) Built Up Area in Sq. Ft. = 442.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division, Elphinstone (West) Taluka - Mumbai, District - Mumbai Main, Pin - PIN - 400 013
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	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. Satyanarayan Boda
	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. Satyanarayan Boda
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	36,000/- 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 – 2018 (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, Sakinaka Andheri East Branch Branch to assess Fair Market Value as on 03.03.2025 for Residential Flat No. 601, 6th Floor, Wing - A, "**Swami Sparsh Co-Op. Hsg. Soc. Ltd**", Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India belongs to **Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose**. Name of Proposed Purchaser is **Ms. Karuna Suresh Nikalje** .

We are in receipt of the following documents:

1)	Copy of Gift Deed Dated 29.01.2020 between Smt. Stella Terry Rapose(The Donor) And Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose (The donee).
2)	Copy of Draft Agreement for sale Dated 01.03.2025 between Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose(The Transferor) And Ms. Karuna Suresh Nikalje (The Transferee).
3)	Copy of Occupancy Certificate No.CHE / CTY / 0220 / G / S / 337 (NEW) Dated 29.05.2018 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013. The property falls in Residential Zone. It is at a traveling distance 140 Mtrs. from Prabhadevi Railway Station.

Building

The building under reference is having 1 basement + Stilt + 3 Podiums + 19 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 6th Floor is having 2 Residential Flat. The building is having 2 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 3rd March 2025

The Carpet Area of the Residential Flat	:	369.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	7 Years
Cost of Construction	:	442.80 Sq. Ft. X ₹ 2,800.00 = ₹ 12,39,840.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,30,242.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,53,701/- per Sq. M. i.e. ₹ 23,570/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,43,648/- per Sq. M. i.e. ₹ 22,636/- per Sq. Ft.
Value of property	:	369.00 Sq. Ft. X ₹ 37,000 = ₹ 1,36,53,000
Total Value of property as on 3rd March 2025	:	₹ 1,36,53,000.00

(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 3rd March 2025	:	₹ 1,36,53,000.00 - ₹ 1,30,242.00 = ₹ 1,35,22,758.00
Total Value of the property	:	₹ 1,35,22,758.00
The realizable value of the property	:	₹ 1,21,70,482.00
Distress value of the property	:	₹ 1,08,18,206.00
Insurable value of the property (442.80 X 2,800.00)	:	₹ 12,39,840.00
Guideline value of the property (442.80 X 22636.00)	:	₹ 1,00,23,221.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6th Floor, Wing - A, "Swami Sparsh Co-Op. Hsg. Soc. Ltd", Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India for this particular purpose at **₹ 1,35,22,758.00 (Rupees One Crore Thirty Five Lakhs Twenty Two Thousands Seven Hundred And Fifty Eight Only)** as on 3rd March 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 **3rd March 2025** is **₹ 1,35,22,758.00 (Rupees One Crore Thirty Five Lakhs Twenty Two Thousands Seven Hundred And Fifty Eight 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

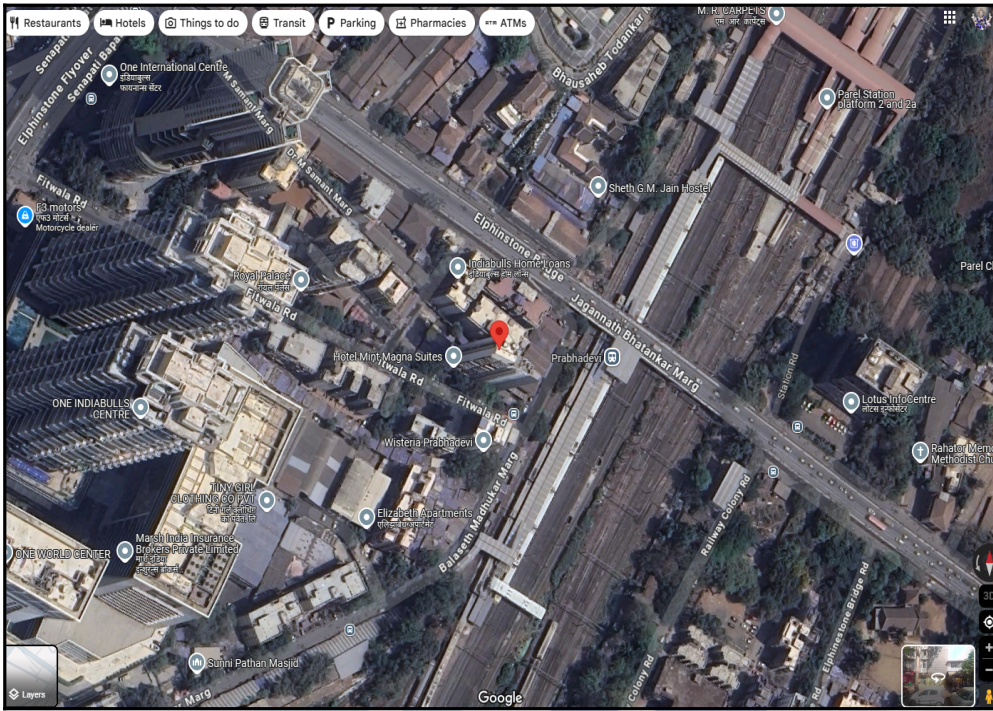
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Stilt + 3 Podiums + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 2018 (As per occupancy certificate)				
4	Estimated future life	: 53 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

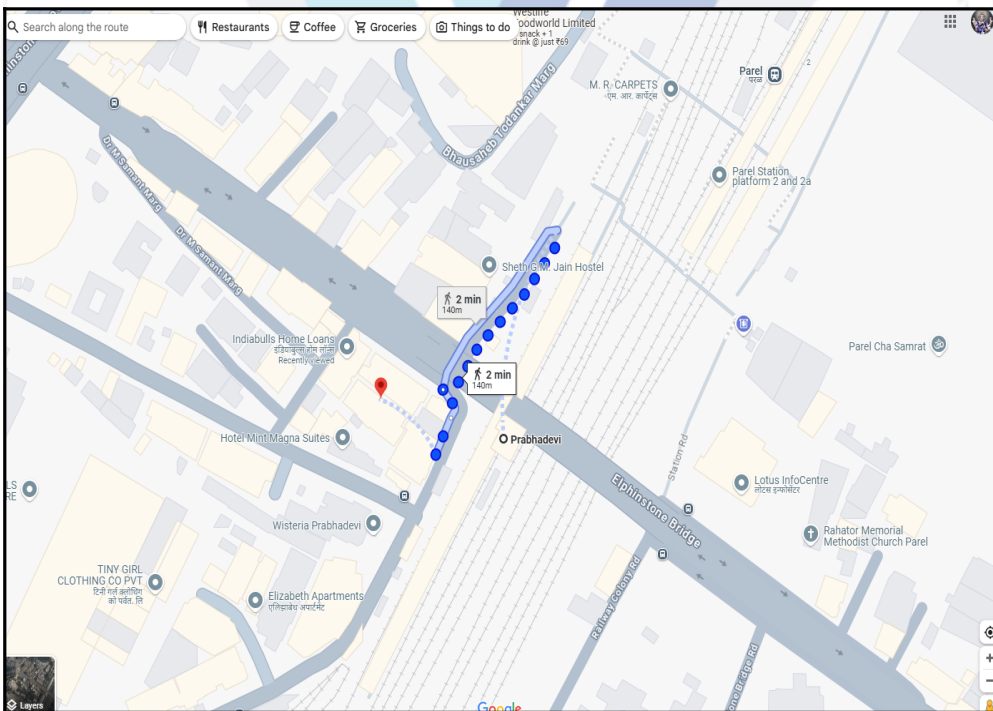
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°0'27.2"N 72°50'7.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Prabhadevi - 140 Mtrs.).



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Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	380.00	456.00	547.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹39,474.00	₹32,895.00	₹27,412.00

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Prabhadevi > 1 BHK Flats in Prabhadevi Posted on Nov 05, 2024

₹1.5 Cr

@ 39,473 per sq.ft.

Estimated EMI ₹ 1,19,806

1BHK 1Bath

Flat/Apartment for Sale

in Kishor Villa, Prabhadevi, Mumbai

Contact Ow

Show

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

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (9)

Photos (1/9)

Area

Carpet area: 380 sq.ft. (35.3 sq.m.)

Price

₹ 1.5 Crore

@ 39,473 per sq.ft. (Negotiable)

Floor Number

2nd of 7 Floors

Property Age

10+ Year Old

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Address

Kishor Villa
Prabhadevi, Mumbai

Facing

West

Places nearby Prabhadevi, Mumbai View All (5)

Gajanan Maharaj Temple
Canara bank ATM
Bank of india ATM
Asha Surgical and Maternity Home
Shri Sid

Why should you consider this property?

Close to Metro Station
Close to Market
Close to Railway Station
Parking Available
Modular Kitchen
Semi-Furnished

Transaction Type: Resale	Property Ownership: Freehold	Furnishing: Semifurnished	Parking: Covered, 0 Open
Water Source: Municipal corporati...	Power Backup: None	Property Code: X69861766	www.99acres.com/X69861766

About Property

Address: Prabhadevi, Mumbai

10 mins from prabhadevi railway station and 5 mins from metro station.

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC201789

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	360.00	432.00	518.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹34,722.00	₹28,935.00	₹24,113.00

NOBROKER Pay Rent Post Your Property New Binu Surendran

1 BHK Flat In Royal Palace For Sale In P... ₹ 1.25 Crores Negotiable ₹ 71,643/Month Estimated EMI 432 Sq.Ft Need Home Loan? Apply Loan

2R5M+4MX, Fitwala Rd, Dighe Nagar, Parel, Mumbai, ...

Photos Location Shortlist

1 Bedroom No. of Bedroom Dec 20, 2024 Posted On

1 Bathroom No. of Bathroom Immediately Possession

1 Balcony Royal Palace Apartment

Bike Parking None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station Lakadewala Solitaire P. D. Hinduje Hospital & Medical Research Centre

Overview

- Age of Building 5-10 Years
- Maintenance Charges ₹6.9 Per Sq.Ft/M
- Builtup Area 432 Sq.Ft
- Facing Don't Know
- Parking Bike
- Ownership Type Self Owned
- Flooring Vitrified Tiles
- Furnishing Status Unfurnished **Furnis**
- Floor 3/21
- Gated Security Yes

Activity On This Property

161 Unique Views 6 Shortlists 3 Contacted

Powered By: NBEstimate

Sale Trend in mumbai

Price Range (Per Sq.Ft) ₹ 23,734 - ₹ 35,429 Transactions

Growth (paat/year) -17.25%

NoBroker Services

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	369.00	442.80	531.36
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹35,740.00	₹29,783.00	₹24,819.00

7748509

07-04-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 7748/2020

नोदणी :

Regn.83m

गावाचे नाव : लोअर परेल

(1)वितेखाचा प्रकार	करारनामा
(2)मोबदला	12900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12851145
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 301 3 रा मजला ए विंग मॅग्रा अपार्टमेंट ऑफ स्वामी स्पर्स को ऑफ हौ सो ली फितवाला रोड एल्फिन्स्टन प्रभादेवी मुंबई 400013,369 चौ फुट कारपेट एरिया,एकूण मोबदला रु.129,00,000/-((C.T.S. Number : 866,867 ;))
(5) क्षेत्रफळ	369 चौ.फूट
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वनिता शांताराम अनभवणे वय:-70 पत्ता:-प्लॉट नं: फ्लॅट नं 301, माळा नं: 3 रा मजला, इमारतीचे नाव: ए विंग मॅग्रा अपार्टमेंट ऑफ स्वामी स्पर्स को ऑफ हौ सो ली , ब्लॉक नं: एल्फिन्स्टन प्रभादेवी मुंबई, रोड नं: फितवाला रोड , महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-DPKPA1260N 2): नाव:-सुनीता वासुदेव अनभवणे वय:-85 पत्ता:-प्लॉट नं: फ्लॅट नं 301, माळा नं: 3 रा मजला, इमारतीचे नाव: ए विंग मॅग्रा अपार्टमेंट ऑफ स्वामी स्पर्स को ऑफ हौ सो ली , ब्लॉक नं: एल्फिन्स्टन प्रभादेवी मुंबई, रोड नं: फितवाला रोड , महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-DPGPA3792R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजया सोपान भगळे वय:-56; पत्ता:-प्लॉट नं ए 202, २ रा मजला , दीपज्योत को ऑफ हौ सो ली , एल्फिन्स्टन , प्रभादेवी मुंबई, एस एल मटकर मार्ग, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400025 पॅन नं:-AAEPB3469L 2): नाव:-सोपान यादव भगळे वय:-82; पत्ता:-प्लॉट नं: फ्लॅट नं ए-202, माळा नं: २ रा मजला, इमारतीचे नाव: दीपज्योत को ऑफ हौ सो ली , ब्लॉक नं: एल्फिन्स्टन , प्रभादेवी मुंबई, रोड नं: एस एल मटकर मार्ग, MUMBAI, MUMBAI. पिन कोड:-400025 पॅन नं:-AAEPB9438M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2020
(10)दस्त नोदणी केल्याचा दिनांक	10/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7748/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	258000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.25	269.10	322.92
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹38,185.00	₹31,821.00	₹26,517.00

30443319 27-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 30443/2024 नोदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	अॅप्रीमेंट टू सेल	
(2)मोबदला	8050000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6062245.8	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं.307, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सदगुरु दर्शन को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: फितवाला रोड, रोड : एल्फिन्स्टन(वेस्ट),मुंबई 400013((C.T.S. Number : 847 ;))	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिट्टन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विधी विद्याधर देसाई वय:-51 पत्ता:-प्लॉट नं: रूम नं.307, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सदगुरु दर्शन को-ऑप हौसिंग सोसायटी लि, ब्लॉक नं: फितवाला रोड, रोड नं: एल्फिन्स्टन (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AMIPD6901C 2): नाव:-विद्याधर कमलाकर देसाई वय:-55 पत्ता:-प्लॉट नं: रूम नं.307, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सदगुरु दर्शन को-ऑप हौसिंग सोसायटी लि, ब्लॉक नं: फितवाला रोड, रोड नं: एल्फिन्स्टन (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AJZPD0299C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहन विलास मठव वय:-31; पत्ता:-प्लॉट नं: रूम नं.303, माळा नं: 3 रा मजला, इमारतीचे नाव: सुयश बिल्डींग, ब्लॉक नं: डॉ. मुरलीधर सामंत मार्ग, एल्फिन्स्टन ब्रिजच्या समोर, रोड नं: एल्फिन्स्टन (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-COHPM9264D 2): नाव:-श्रुती रोहन मठव लग्नापूर्वीचे नाव श्रुती महेरा कांबळी वय:-31; पत्ता:-प्लॉट नं: रूम नं.303, माळा नं: 3 रा मजला, इमारतीचे नाव: सुयश बिल्डींग, ब्लॉक नं: डॉ. मुरलीधर सामंत मार्ग, एल्फिन्स्टन ब्रिजच्या समोर, रोड नं: एल्फिन्स्टन (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-CEYPK9609N	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2024	
(10)दस्त नोदणी केल्याचा दिनांक	27/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	30443/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	483000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **3rd March 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.

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 **₹ 1,35,22,758.00 (Rupees One Crore Thirty Five Lakhs Twenty Two Thousands Seven Hundred And Fifty Eight Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

