

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Anand Shukla**

Name of Owner: **Mr. Ramdavar Dharamaras Yadav**

Residential Flat No. 304, 3rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.",
Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203,
State – Maharashtra, Country – India.

Latitude Longitude - 19°25'52.9"N 72°48'37.5"E

Valuation Prepared for:

Cosmos Bank

Borivali (East) Branch

G-1, G-2, G-3, A – Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road, Near HDFC Bank,
Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
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Valuation Report Prepared For: Cosmos Bank / Borivali (East) Branch / Mr. Anand Shukla (30695 / 46491) Page 2 of 17

Vastu/Mumbai/03/2023/30695/46491
29/10-680-SBSH
Date: 29.03.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 304, 3rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.", Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India belongs to **Mr. Ramdavar Dharamaras Yadav**. Name of **Proposed Purchaser** is **Mr. Anand Shukla**.

Boundaries of the property.

North : Sundaram Plaza
South : Sai Enclave Building
East : Internal Road
West : Grapes Tower

Considering various parameters recorded, 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 for **₹ 25,34,160.00 (Rupees Twenty Five Lakh Thirty Four Thousand One Hundred Sixty 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 valuation report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=ADAMB, 2.5.4.20=9022ba047a330d83b0e39e28865913070d13830413121
1027901707804512, postalCode=400009, st=Maharashtra,
serialNumber=41564666ab0c980b2a55480a3c04b1f311b0241
94e20207832706256f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.29 12:17:37 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Auth. Sign.



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Valuation Report of Residential Flat No. 304, 3rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.", Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203,

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 the Fair Market Value as on 29.03.2023 for Bank Loan Purpose
2	Date of inspection	28.03.2023
3	Name of the owner/ owners	<u>Name of Proposed Purchaser:</u> Mr. Anand Shukla <u>Name of Owner:</u> Mr. Ramdavar Dharamaras Yadav
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<u>Address:</u> Residential Flat No. 304, 3 rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.", Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India. <u>Contact Person:</u> Mrs. Sangeeta Yadav (Seller's wife)
6	Location, street, ward no	Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar
	Survey/ Plot no. of land	Survey No. 197 of Village – Nilemore
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. = 301.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 297.00 Built Up Area in Sq. Ft. = 356.00 (Area as per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203.
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
21	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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 5,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2013 (As per part

	year of completion	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, Borivali (East) Branch to assess fair market value as on 29.03.2023 for Residential Flat No. 304, 3rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.", Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India belongs to **Mr. Ramdavar Dharamaras Yadav**. Name of **Proposed Purchaser** is **Mr. Anand Shukla**

We are in receipt of the following documents:

1	Copy of Agreement for Resale dated 13.05.2014 Between Mr. Ramsajan R. Yadav (the Transferor) and Mr. Ramdavar Dharamaras Yadav (the Transferers).
2	Copy of Part Occupancy Certificate No. VVCMC / TP / POC / VP-0111 / 533 / 2012-13 dated 13.03.2013 issued by Vasai Virar City Municipal Corporation.
3	Copy of Electricity Bill Consumer No. 001680048882 in the name of Mr. Ramdavar D. Yadav dated 14.03.2023 issued by MSEDCL.
4	Copy of Property Tax No. NL29-155/310 for the year 2021-22 in the name of Ramdavar Dharamaras Yadav issued by Vasai Virar City Municipal Corporation.
5	Copy of Society Maintenance Bill No. 002210 Bill Date 01.03.2023 in the name of Mr. Ramdavar D. Yadav issued by Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.
6	Copy of Proposed purchaser Pan Card No. HHPAS6483M in the name of Mr. Anand Shukla

LOCATION:

The said building is located at Survey No. 197 of Village – Nilemore, Nallasopara (West), Palghar. The property falls in Residential Zone. It is at a travelling distance 2.5 Km. from Nallasopara railway station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (**i.e., 1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, casing capping electrification & Concealed plumbing etc.

Valuation as on 29th March 2023

The Built Up Area of the Residential Flat	:	297.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	10 Years
Cost of Construction	:	356.00 X 2,600.00 = ₹ 9,25,600.00
Depreciation $\{(100-10) \times 10 / 60\}$:	15.00%
Amount of depreciation	:	₹ 1,38,840.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,700.00 per Sq. M. i.e. ₹ 4,896.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 48,940.00 per Sq. M. i.e. ₹ 4,547.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
Value of property as on 29.03.2023	:	297.00 Sq. Ft. X ₹ 9,000.00 = ₹ 26,73,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 29.03.2023	:	₹ 26,73,000.00 - ₹ 1,38,840.00 = ₹ 25,34,160.00
Total Value of the property	:	₹ 25,34,160.00
The realizable value of the property	:	₹ 22,80,744.00
Distress value of the property	:	₹ 20,27,328.00
Insurable value of the property (356 X 2,600.00)	:	₹ 9,25,600.00
Guideline value of the property (356 X 4,547.00)	:	₹ 16,18,732.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3rd Floor, Wing – H, "Yashwant Gaurav Apple No. 2 Co-op. Hsg. Soc. Ltd.", Yashwant Gaurav Complex, Village Nilemore, Nallasopara (West), Palghar – 401 203, State – Maharashtra, Country – India for this particular purpose at **₹ 25,34,160.00 (Rupees Twenty Five Lakh Thirty Four Thousand One Hundred Sixty Only)** as on **29th March 2023**.

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 **29th March 2023 is ₹ 25,34,160.00 (Rupees Twenty Five Lakh Thirty Four Thousand One Hundred Sixty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

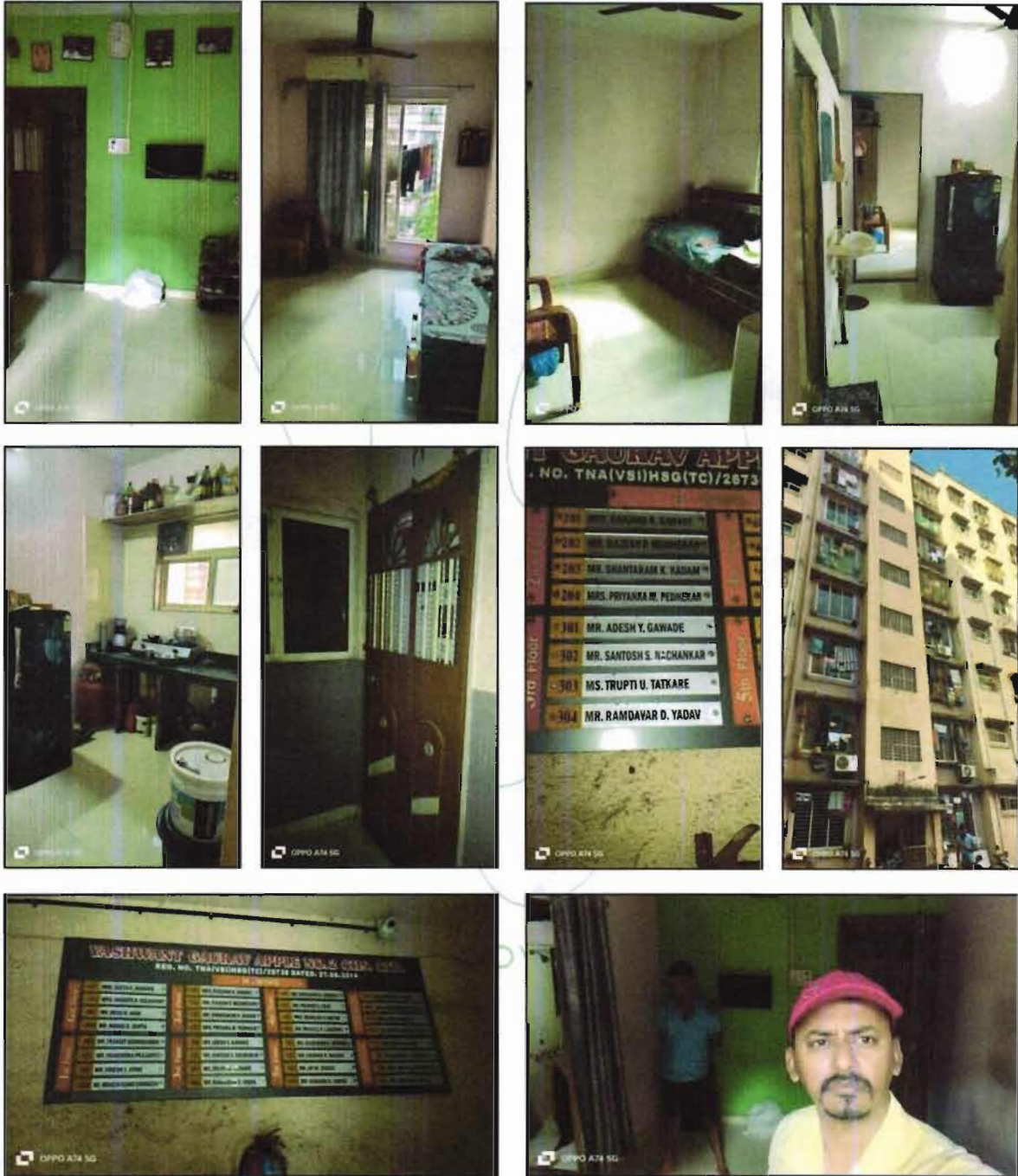
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

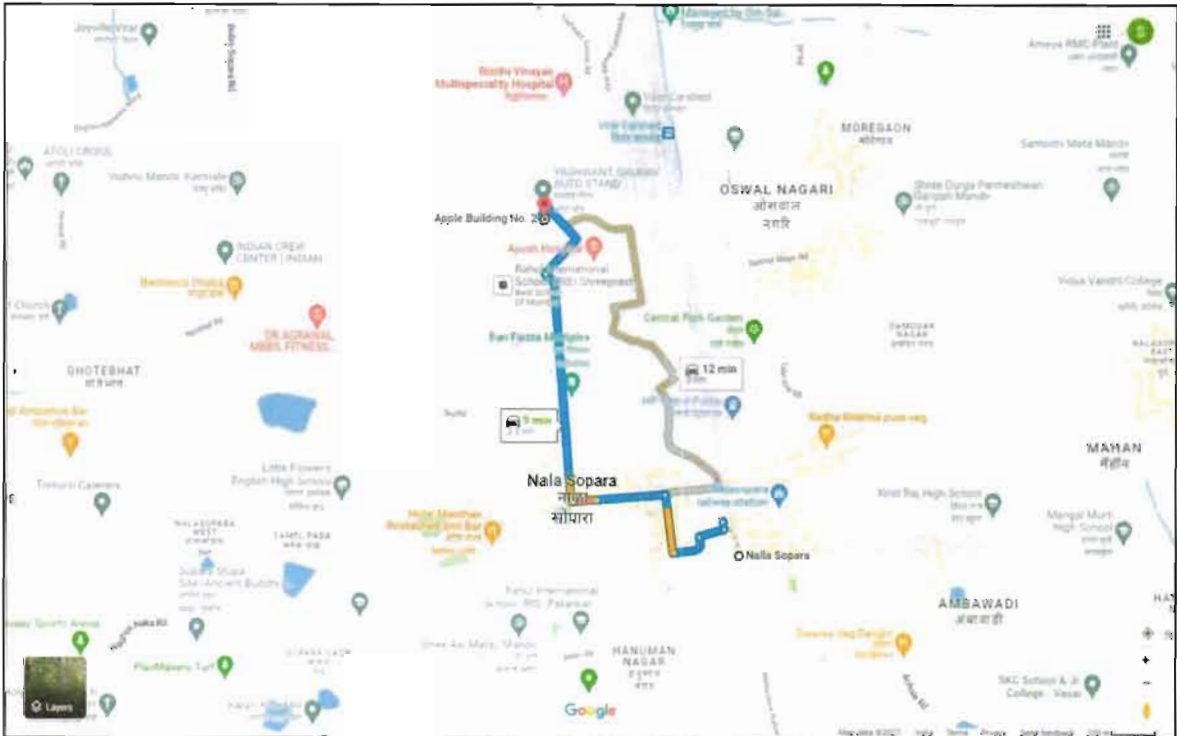
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2013 (As per part occupancy certificate)
4	Estimated future life	50 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" thick.
8	Partitions	6" thick brick wall
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	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

Site u/r



Latitude Longitude - 19°25'52.9"N 72°48'37.5"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 2.5 Km.)



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Ready Reckoner Rate

वर्ग/विवरण	पूनी कीमत	निवासी बदलिवर	औद्योगिक	दफ्तरी	औद्योगिक	एकक (Sq. Ft.)	Attribute
10-रहस्यस्य व इतर उद्योग प्रमुखीय वापरातील अग्निनी	15100	52700	60500	65500	60500	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	52,700.00			
No increase on Flat Located on 3 rd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	52,700.00	Sq. Mtr.	4,896.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	15,100.00			
The difference between land rate and building rate (A – B = C)	37,600.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	98%			
Rate to be adopted after considering depreciation [B + (C x D)]	48,940.00	Sq. Mtr.	4,547.00	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

Table – D: 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

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Nalasopara West > 1 BHK Flats for Sale in Nalasopara West > 485 Sq.Ft

Posted on Jan 24, 23 · Property ID: 58996047

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₹37.0 Lac [Get ₹11,500 cashback on Home Loan](#) ✓ VERIFIED ON SITE ✓ ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Orange Heights, Nalasopara West, Mumbai

1 Bed 1 Bath 2 Balconies Semi-Furnished

Carpet Area: 450 sqft ~ ₹8,222/sqft

Developer: Dharti Group

Project: Orange Heights

Floor: 1 (Out of 9 Floors)

Transaction Type: Resale

Status: Ready to Move

Racing: South

Lifts: 2

Furnished Status: Semi-Furnished

Opp yashwant gaurav height.

Contact Owner Call Phone No

List contact made 30 days ago

Download Brochure

More Details

Price Breakup: ₹37 Lac | ₹20,000 Yearly

Booking Amount: ₹2.0 Lac

Address: B WING FLAT NO 102 ORANGE HIGHTS PHASE 2 OPP YASHWANT GAURAV HEIGHT NALLASOPARA WEST 401203, Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra

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18 Views Compare

Yashwant Gaurav Complex
1 Bedroom 485 Sq.Ft. Apartment in Nalasopara West Mumbai
Listing ID: 44711307

₹25 L [Need Loan? Get Pre-Loan Score](#)

1 Bedroom
Unfurnished
1 Bathroom
485 Sq Ft (Saleable Area)
Road View Facing

Get Instant Home Loan Request To Call

Overview Amenities Agent Overview About Project Data Intelligence Compute Time

Key Highlights

Gated Society Well Maintained Safe & Secure Locality Affordable Family

Nalasopara west, mumbai is one of the safest and well maintained localities in the city

- We have a great opportunity to buy a well maintained apartment at a price of Rs 2500000 in this locality
- The apartment is Unfurnished and has a great property age of 5-7 years
- It is a 4 story apartment with 10 floors and has a balcony

The apartment is well positioned with a good view of the road

Property Information

Contact our Real Estate Experts

Preferred Partner **Dream Enterprises** +919899000000

91 11111111111

Enable updates through WhatsApp



Sales Instance

3039533 28-03-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 3039:2023 नोदणी Regn 63m
गावाचे नाव : निळेमोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2400000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	1745000	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक,असल्यास)	1) पालिकेचे नाव:पालाघरइतर वर्णन :सदनिका नं: 006,सी विंग, माळा नं: तळ मजला, इमारतीचे नाव: यशवंत गौरव अॅप्ल नं. 1 को-ऑप.हौ.सो.लि., इतर माहिती: गाव मौजे निळेमोरे,विभाग क्र. 10.((Survey Number 197 :))	
(5) क्षेत्रफळ	33.10 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -सुधाकर रामचंद्र झिबर - वय-63 पत्ता -प्लॉट नं फ्लॉट नं 006, सी विंग, माळा नं तळ मजला, इमारतीचे नाव यशवंत गौरव अॅप्ल नं 1 को-ऑप हौ सो लि, ब्लॉक नं -, रोड नं फन फिएस्टा रोड, यशवंत गौरव रिक्षा स्टॅंड समोर, नाळे, नालासोपारा पश्चिम, तालुका वसई, जिल्हा पालाघर, महाराष्ट्र, ठाणे पिन कोड -401203 पॅन नं -AASPZ1559M 2) नाव -अंजली सुधाकर झिबर - वय -58 पत्ता -प्लॉट नं फ्लॉट नं 006, सी विंग, माळा नं तळ मजला, इमारतीचे नाव यशवंत गौरव अॅप्ल नं 1 को-ऑप हौ सो लि, ब्लॉक नं -, रोड नं फन फिएस्टा रोड, यशवंत गौरव रिक्षा स्टॅंड समोर, नाळे, नालासोपारा पश्चिम, तालुका वसई, जिल्हा पालाघर, महाराष्ट्र, ठाणे पिन कोड -401203 पॅन नं -ACFPZ4727N 3) नाव -सिद्धेश सुधाकर झिबर - वय -26 पत्ता -प्लॉट नं फ्लॉट नं 006, सी विंग, माळा नं तळ मजला, इमारतीचे नाव यशवंत गौरव अॅप्ल नं 1 को-ऑप हौ सो लि, ब्लॉक नं -, रोड नं फन फिएस्टा रोड, यशवंत गौरव रिक्षा स्टॅंड समोर, नाळे, नालासोपारा पश्चिम, तालुका वसई, जिल्हा पालाघर, महाराष्ट्र, ठाणे पिन कोड -401203 पॅन नं -ACBPZ6577G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -गजेंद्र एच तावडे - वय-36, पत्ता -प्लॉट नं, रुम नं 4, माळा नं -, इमारतीचे नाव धनवडे चाळ, ब्लॉक नं -, रोड नं कासम बाग, दफ्तरी रोड, जय भवानी जीम जावळ, मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400097 पॅन नं -APJPT3838D 2) नाव -गौरी गजेंद्र तावडे - वय -26, पत्ता -प्लॉट नं, रुम नं 4, माळा नं -, इमारतीचे नाव धनवडे चाळ, ब्लॉक नं -, रोड नं कासम बाग, दफ्तरी रोड, जय भवानी जीम जावळ, मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400097 पॅन नं -FZNPS7169K	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2023	
(10) दस्त नोदणी केल्याचा दिनांक	20/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3039:2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	24000	
(14) शेरा		

Sales Instance

2748533	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4
28-03-2023		दस्त क्रमांक : 2748/2023
Note -Generated Through eSearch Module. For original report please contact concern SRO office		नोंदणी : Regn 63m
गावाचे नाव : निळेमोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2551000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2126000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास.	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 204.ए विंग. माळा नं: दुसरा मजला. इमारतीचे नाव: ब्लू बेरी बिल्डींग नं. 3 को-ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डींग नं. 3. इतर माहिती: सदनिकेचे क्षेत्र 345 चौ. फुट(कारपेट)+ 50 चौ. फुट टेरस.गाव मौजे निळेमोरे,विभाग नं. 10((Survey Number : 197, 251 :))	
(5) क्षेत्रफळ	38.47 चौ.मीटर	
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1) नाव:-कुदनकुमार एस. विश्वकर्मा - वय:-46 पत्ता :-प्लॉट नं. डी24, माळा नं. - इमारतीचे नाव: माताश्री रामबाई चाळ, ब्लॉक नं. - रोड नं. क्रांती नगर, आकुर्ली रोड, कादिवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड :-40101 पॅन नं:-AFTPV1880R 2) नाव :-सावित्री के. विश्वकर्मा - वय:-42 पत्ता :-प्लॉट नं. डी24, माळा नं. - इमारतीचे नाव: माताश्री रामबाई चाळ, ब्लॉक नं. - रोड नं. क्रांती नगर, आकुर्ली रोड, कादिवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-40101 पॅन नं :-AFTPV8956P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1) नाव:-ज्ञानप्रकाश सिंह - वय:-32 पत्ता:-प्लॉट नं. फ्लॅट नं. ए-106, माळा नं पहिला मजला, इमारतीचे नाव ब्ल्यू बेरी बिल्डींग नं. 3, ब्लॉक नं. - रोड नं. दीप हाईड्स समोर, नालासोपारा पश्चिम, महाराष्ट्र, THANE पिन कोड :-401203 पॅन नं:-CVDP8593J	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2748/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	178600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25510	
(14) शेरा		
मुल्याकनासाठी 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 **29th March 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 25,34,160.00 (Rupees Twenty Five Lakh Thirty Four Thousand One Hundred Sixty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=manojb@vastukala.com, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400045, cn=Manoj Baburao Chalikwar,
serialNumber=40, email=manojb@vastukala.com, c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serialNumber=40, email=manojb@vastukala.com, cn=Manoj Baburao Chalikwar,
Date: 2023.08.02 12:17:39 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create