

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-48/23-24	Dated 10-Apr-23
Buyer (Bill to) The Zoroastrian Co-Operative Bank Ltd Bandra Branch 9, Darvesh Royale Master Vinayak road Bandra west MUMBAI 400050 GSTIN/UIN : 27AAAAZ0071B1ZW State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30843 / 2300050	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Nagnath Maroti Panchaal - Residential Flat No. A /306, 3rd Floor, Wing - A, "Om Bramha Co-op. Hsg. Soc. Ltd.", Gopcharpada, V.S. Road, Virar (East), District Palghar - 401 305, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rattool
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nagnath Maroti Panchaal**

Residential Flat No. A/306, 3rd Floor, Wing - A, "Om Bramha Co-op. Hsg. Soc. Ltd.",
Gopcharpada, V.S. Road, Virar (East), District Palghar - 401 305,
State - Maharashtra, Country – India.

Latitude Longitude - 19°27'50.1"N 72°48'48.4"E

Valuation Done for:
The Zoroastrian Co-operative Bank Ltd

Bandra (West) Branch

Darvesh Royal, Master Vinayak Road (Perry Road), Bandra (West), Mumbai - 400050,
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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/306, 3rd Floor, Wing - A, "Om Bramha Co-op. Hsg. Soc. Ltd.", Gopcharpada, V.S. Road, Virar (East), District Palghar - 401 305, State – Maharashtra, Country – India belongs to **Mr. Nagnath Maroti Panchaal**.

Boundaries of the property.

North	Internal Road
South	Nagesh Apartment
East	Vishnu Apartment
West	Wing - B

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 and **Fair Market Value** for this particular purpose at ₹ **12,15,900.00** (Rupees Twelve Lakh Fifteen Thousand Nine Hundred 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.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.10 17:09:53 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



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Our Pan India Presence at :

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

- Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	:	07.04.2023
2	Purpose of valuation	:	As per request from The Zoroastrian Co-operative Bank Ltd, Bandra (West) Branch, Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer : By The Bank	:	
	1. Copy of Agreement for Sale dated 16.01.2009.		
5	Details of enquiries made/ visited to government office for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
8	Present/Expected Income from the property	:	₹ 2,500.00 Expected rental income per month
	Property Details	:	
9	Name(s) of the Owner	:	Mr. Nagnath Maroti Panchaal
	Address	:	Residential Flat No. A/306, 3 rd Floor, Wing - A, "Om Bramha Co-op. Hsg. Soc. Ltd.", Gopcharpada, V.S. Road, Virar (East), District Palghar - 401 305, State – Maharashtra, Country – India
			Contact Person: Mr. Ankit Panchal Contact No.: 85509 67201
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Sole Ownership
11	Brief description of the property.	:	The property is a Residential Flat No. A/306 is located on 3 rd Floor. The composition of flat is Living Room + Kitchen + Toilet (1 RK + Toilet). The property is at 1 Km. travelling distance from nearest Railway station Virar.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Survey No. 65, Hissa No. 12(pt.) of Village Narangi
13	Boundaries	:	As on site As per documents

	North	:	Internal Road	Details not available
	South	:	Nagesh Apartment	Details not available
	East	:	Vishnu Apartment	Details not available
	West	:	Wing - B	Details not available
14	Matching of Boundaries	:	N.A.	
15	Route map	:	Enclosed	
16	Any specific identification marks	:	Near d. G. One Showroom	
17	Whether covered under Corporation/ Panchayat/ Municipality.	:	Vasai Virar City Municipal Corporation	
18	Whether covered under any land ceiling of State/ Central Government.	:	No	
19	Is the land freehold/ leasehold?	:	Free Hold	
20	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	:	As per Agreement	
21	Type of the property	:	Residential	
22	Year of acquisition/ purchase.	:	29.03.2006	
23	Purchase value as per document	:	₹ 2,00,000.00	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	:	Owner Occupied	
25	Classification of the site	:		
	a. Population group	:	Urban	
	b. High/ Middle/ Poor class	:	Middle Class	
	c. Residential/ Non-Residential	:	Residential	
	d. Development of surrounding area	:	Developed area	
	e. Possibility of any threat to the property (Floods, calamities etc.).	:	No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	:	All Available near by	
27	Level of the land (Plain, rock etc.)	:	Plain	
28	Terrain of the Land.	:	Levelled	
29	Shape of the land (Square/ rectangle etc.).	:	Irregular	
30	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential purpose	
31	Whether the plot is under town planning approved layout?	:	Information not Available	
32	Whether the building is intermittent or corner?	:	Intermittent	
33	Whether any road facility is available?	:	Yes	
34	Type of road available (V. S. Road).	:	V. S. Road	
35	Front Width of the Road?	:	09.00 Mt.	

36	Source of water & water potentiality.	:	Municipal Water Supply
37	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38	Availability of power supply.	:	Yes
39	Advantages of the site.	:	Located in developed area
40	Disadvantages of the site.	:	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
Valuation of the property:			
42	Total area of the Residential Flat	:	Carpet Area in Sq. Ft. = 161.00 (Area as per actual site measurement) Built-up area in Sq. Ft. = 193.00 (Carpet area + 20%) Salable Area in Sq. Ft. = 250.00 (Area as per Agreement for Sale)
43	Prevailing market rate.	:	₹ 6,300.00 per Sq. Ft. Rate on Built Up Area
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 6,300.00 per Sq. Ft. Rate on Built Up Area
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 34,510.00 per Sq. M. i.e. ₹ 3,772.00 per Sq. Ft.
	Guideline rate (after depreciated)	:	₹ 30,257.00 per Sq. M. i.e. ₹ 2,811.00 per Sq. Ft.
48	Value of the property	:	₹ 12,15,900.00
49	The realizable value of the property	:	₹ 10,94,310.00
50	Distress value of the property	:	₹ 9,72,720.00
51	Insurable value of the property	:	₹ 4,82,500.00
Technical details of the building:			
52	Type of building (Residential/ Commercial)	:	Residential
53	Year of construction.	:	2006 (As per Agreement)
54	Future life of the property.	:	43 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	:	Ground + 3 Upper Floors. 6 th Floor is having 8 Residential Flats. Lift is not provided in the building
Type of construction			
56	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
Condition of the building.			

57	External (excellent/ good/ normal/ poor)	:	Normal
58	Internal (excellent/ good/ normal/ poor).	:	Normal
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	Not Provided
	Remarks	:	
60	Specifications of Construction:		
sr.	Description	:	3rd Floor
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls.6-inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	:	Teak wood door framed with flush door
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering
g	Flooring, Skirting	:	Mosaic flooring
h	Kitchen Platform	:	Black Granite
i	Whether any proof course is provided?	:	Yes
j	Drainage	:	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	:	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	:	Casing capping wiring
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed plumbing
n	Bore Well	:	Not Provided
o	Wardrobes, if any	:	No.
p	Development of open area	:	Open Parking, Cement concrete in open spaces, etc.
	Valuation of proposed construction/ additions/ renovation if any:		
61	SUMMARY OF VALUATION:	:	
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 12,15,900.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	TOTAL.	:	₹ 12,15,900.00
	Calculation:		
1	Construction	:	
1.01	Built up Area of Residential Flat	:	193.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,500.00

1.03	Cost of Construction = (1.01x1.02)	:	₹ 4,82,500.00
2	Value of property	:	
2.01	Total Built Up Area of Residential Flat	:	193.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 6,300.00
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 6,300.00
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 12,15,900.00
3	The value of the property.	:	₹ 12,15,900.00
4	Remarks	:	
	In the agreement Salable area of 250.00 Sq. Ft. mentioned. As per actual measurement Carpet area is 161.00 Sq. ft. For the purpose of valuation we have considered Built up area having 20% loading on measured carpet area.		

I certify that,

I/ my authorized representative, has inspected the subject property on 07.04.2023. Mr. Aniket Panchal has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

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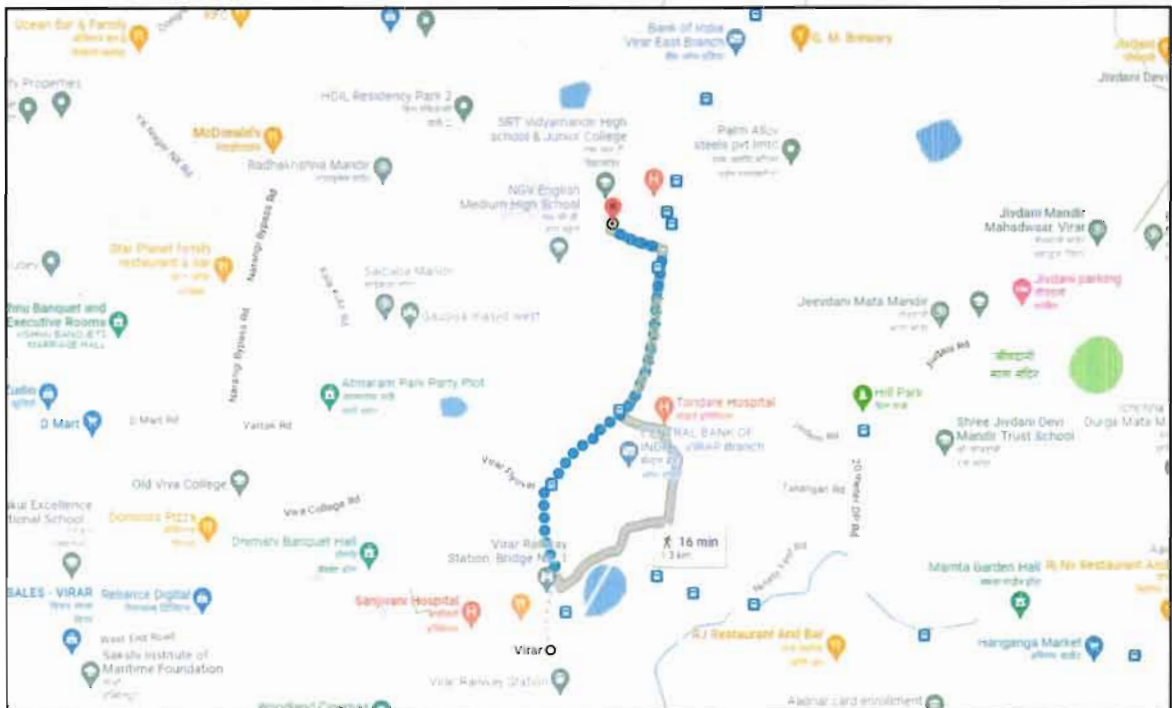
Actual site photographs



Think.Innovate.Create

Route Map of the property

Site u/r



Latitude Longitude - 19°27'50.1"N 72°48'48.4"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation_Rules
User Manual
Close
Feedback

Year: 20232024
Language: English

Selected District:
 Select Taluka:
 Select Village:
 Search By: Survey No Location
 Enter Survey No:

उपनिवाह	सूची नं.मीन	निवासी सदनिका	जीडीस	दुकाने	बीघोपिक	एकक (Rs./)	Attribute
5-रहिलेला व इतर क्लास अनुसार बांधणीतल जमिनी	9490	40600	45900	53900	45900	चौ. मीटर	सह्ये नंबर
8-बसई विहार शहर महानगरपालिका बाहेरील क्षेत्र (श्री आरव्ही)	9300	35300	43700	51300	43700	चौ. मीटर	सह्ये नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	40,600.00			
Reduced by 15% as no lift in the building & flat located on 3 rd floor	6,090.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	34,510.00	Sq. Mtr.	3,206.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,490.00			
The difference between land rate and building rate (A – B = C)	25,020.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	30,257.00	Sq. Mtr.	2,811.00	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%

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 Indicator

1 RK Apartment

Shree Sai apartment Naringi, Virar East, Mumbai

₹16.0 L EMI starts at ₹8,47 K

₹4.38 K/sq ft

₹16.0 L EMI starts at ₹8,47 K

₹4.38 K/sq ft

10 Year Old

Ready to move

Lower of 4 floors

Semi Furnished

₹16.0 L

EMI starts at ₹8,47 K

₹4.38 K/sq ft

₹16.0 L

EMI starts at ₹8,47 K

₹4.38 K/sq ft

10 Year Old

Ready to move

Lower of 4 floors

Semi Furnished

365 sq ft

Build Up Area

₹4.38 K/sq ft

Avg. Price

10 Year Old

Age of property

Ready to move

Possession status

Lower of 4 floors

Semi Furnished

Furnishing

NOBROKER

1 RK Flat In G.M.Tower Chs Ltd. For Sale In Naringi, Virar East

₹23 Lacs

₹13,182/ Month

390

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My Alerts

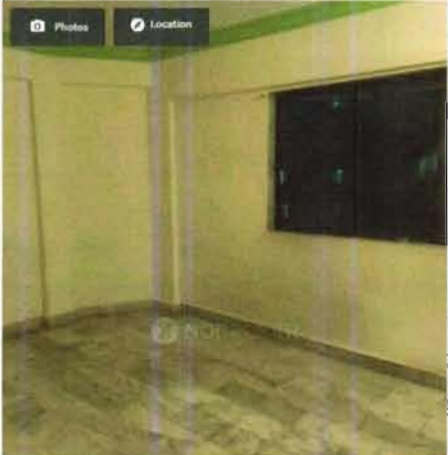
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Home - Flats for Sale in Mumbai - Flats for Sale in Virar east - 1 RK Flat for Sale in Virar east - Property Details

Photos

Location





1 Bedroom

1 Bathroom

NA

Bike

Call Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Sale Instance

गावाचे नाव : नारींगी	
368180	सूची क्र.2
08-04-2023	द्वयम निबंधक : सह दु.नि. वसई 2
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्ता क्रमांक : 3681/2023
	नोंदणी :
	Regn.63m
गावाचे नाव : नारींगी	
(1) वितेखाचा प्रकार	करारनामा
(2) मोबदला	1200000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	999040
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे- नारींगी,विभाग नं.6,सर्वे नं. 197(नवीन),65(जुना),हिस्सा नं. 14+15+16,नवीन सदनिका क्र. बी 201,जुना सदनिका क्र. बी 1,दुसरा मजला,बी विंग,साई कृष्णा अपार्टमेंट,साई कृष्णा कॉ.ऑप.हो.सोसायटी,ली,गोपचारपाडा,वीर सावरकर मार्ग,विरार पूर्व,वसई पालघर,401305,क्षेत्र 22.30 चौरस मीटर बिल्टअप,सर्वे नं. 197(नवीन),65(जुना),हिस्सा नं. 14+15+16)-((Survey Number : 197(NEW), 65(OLD), HISSA NO.14+15+16 ;))
(5) क्षेत्रफळ	22.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:जयंती द्याभाई टांक - वय:-42 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: धारावी, कुंभारवाडा, चौथी वाडी, धारावी, मुंबई, महाराष्ट्र, पिन कोड:-400017 पॅन नं:-AFUP15281M
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तुकाराम विलास धनवे - वय:-34; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: तासगाव, सातारा, महाराष्ट्र, रोड नं. - , महाराष्ट्र, सातारा. पिन कोड:-415004 पॅन नं:-DCCPD0578M 2): नाव:-सरस्वती तुकाराम धनवे - वय:-25; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: तासगाव, सातारा, महाराष्ट्र, रोड नं. - , महाराष्ट्र, सातारा. पिन कोड:-415004 पॅन नं:-GMDPP6252A.
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	09/03/2023
(11) अनुक्रमांक, बंड व पृष्ठ	3681/2023
(12) बाजारभावप्रमाणे मुद्राक शुल्क	84000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	12000
(14) घेरा	
मुल्यांकनासाठी विचारात घेतलेला लक्षणीत :-	
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instance

गावाचे नाव : नारीगी	
37980 08-04-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 379/2023 नोंदणी : Regn:63m
गावाचे नाव : नारीगी	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	1300000
(3) बाजारभाव,भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1144640
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे- नारीगी,विभाग- 6,सर्वे नं. 65(जुना),197(नवीन),हिस्सा नं. 12,सदनिका क्र. 101,पहिला मजला,सी विंग,विष्णू अपार्टमेंट,विष्णू अपार्टमेंट कॉ.ऑप.हो.सोसायटी.ली.गोपचारपाडा,वीर सावरकर मार्ग,विरार पूर्व,वसई,पालघर-401305,क्षेत्र 25.55 चौरस मीटर बिल्टअप एरिया(सर्वे नं. 65(जुना),197(नवीन),हिस्सा नं. 12)-(Survey Number : 65(OLD), 197(NEW) ;)
(5) क्षेत्रफळ	25.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-काता जयराम टाक - वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रूम नं. सी.१०१, विष्णू अपार्टमेंट, वीर सावरकर मार्ग, कपोल निवास, विरार पूर्व, वसई, पालघर., रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-AGWPT7741F 2): नाव:-जयराम भगवान टाक - वय:-62 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रूम नं. सी.१०१, विष्णू अपार्टमेंट, वीर सावरकर मार्ग, कपोल निवास, विरार पूर्व, वसई, पालघर., रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-AGDPT4642C
(8) दस्तावेज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-वैभव सुरेश शिंदे - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. शिंदे वाडी, कणगवली, रत्नागिरी, महाराष्ट्र., रोड नं. -, महाराष्ट्र, रत्नागिरी. पिन कोड:-416712 पॅन नं.-JAKPS0979F 2): नाव:-सुप्रिया सुरेश शिंदे - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. शिंदे वाडी, कणगवली, रत्नागिरी, वेरळ, महाराष्ट्र., रोड नं. -, महाराष्ट्र, रत्नागिरी. पिन कोड:-416712 पॅन नं.-IKAPS7833F
(9) दस्तावेज करून दिल्याचा दिनांक	09/01/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	09/01/2023
(11) अनुक्रमांक,खंड व पृष्ठ	379/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	91000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13000
(14) सौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess value of the property under reference for **Fair Market Value** purpose as on dated **10th April 2023**.

The term **Fair Market 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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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 demand 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 12,15,900.00 (Rupees Twelve Lakh Fifteen Thousand Nine Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Originally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cm@vastukala.org, c=IN
Date: 2023.04.10 12:10:02 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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