

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-90/23-24</b>	Dated <b>14-Apr-23</b>
Buyer (Bill to) <b>COSMOS BANK- KANDIVALI(WEST)</b> Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30853 / 2300092</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>₹ 2,360.00</b>

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

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No. : 0171001022668

Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Pravin Kundanmal Parihar & Mrs. Priti Kumari -  
 Residential Flat No. 303, 3rd Floor, "Shanti Plaza Co  
 -op. Hsg. Soc. Ltd.", Madhuban Township, Village  
 Gokhivare, Vasai (East), Palghar - 401 208, 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

*Rattod*  
 Authorised Signatory

This is a Computer Generated Invoice



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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Pravin Kundanmal Parihar & Mrs. Priti Kumari**

Residential Flat No. 303, 3<sup>rd</sup> Floor, "Shanti Plaza Co-op. Hsg. Soc. Ltd.", Madhuban Township,  
Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.

Latitude Longitude - 19°23'48.9"N 72°50'31.3"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balharti School, S. V. Road, Kandivali (West),  
Mumbai – 400 067, 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**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Shanti Plaza Co-op. Hsg. Soc. Ltd.", Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Pravin Kundanmal Parihar & Mrs. Priti Kumari.**

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot
East	:	Rushabh Apartment
West	:	Pawan Arcade CHSL

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 **₹ 37,79,475.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Seventy Five 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.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar;  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D., email=cmd@vastukala.org,  
c=IN  
Date: 2023.04.14 14:40:27 +05'30'

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl. Valuation Report



### 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 of Residential Flat No. 303, 3<sup>rd</sup> Floor, "Shanti Plaza Co-op. Hsg. Soc. Ltd.", Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208, 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 14.04.2023 for Bank Loan Purpose
2	Date of inspection	10.04.2023
3	Name of the owner/ owners	<b>Mr. Pravin Kundanmal Parihar &amp; Mrs. Priti Kumari</b>
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	<b>Address:</b> Residential Flat No. 303, 3 <sup>rd</sup> Floor, "Shanti Plaza Co-op. Hsg. Soc. Ltd.", Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Prakash Shah (Seller)
6	Location, street, ward no	Madhuban Township, Village Gokhivare, Vasai (East), Palghar
7	Survey/ Plot no. of land	Survey No. 90, Hissa No. 12 & 13 of Village – Gokhivare
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 508.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 522.00 Built Up Area in Sq. Ft. = 626.00 (Area as per Agreement for sale)  All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that

		the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208.
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.
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>		
	(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	₹ 8,000.00 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.
	<b>SALES</b>		
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 upon, the basis of arriving at the land rate	N. A.
<b><i>COST OF CONSTRUCTION</i></b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (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.
<b><u>Remark:</u></b>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 14.04.2023 for Residential Flat No. 303, 3<sup>rd</sup> Floor, "**Shanti Plaza Co-op. Hsg. Soc. Ltd.**", Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Pravin Kundanmal Parihar & Mrs. Priti Kumari.**

**We are in receipt of the following documents:**

1	Copy of Agreement for sale dated 28.03.2023 Between Mr. Prakash Shantilal Shah Mrs. Kalpana Prakash Shah (the Transferors) and Mr. Pravin Kundanmal Parihar & Mrs. Priti Kumari (the Transferees).
2	Copy of Electricity Bill Consumer No. 001590566493 dated 08.03.2023 in the name of Mr. Prakash S. Shah Mrs. Kalpana P. Shah issued by MSEDCL.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / POC / BP-3601 / E / 1498 dated 12.06.2008 issued by CIDCO.
4	Copy of Society NOC Letter dated 12.04.2023 issued by Shanti Plaza Co-op. Hsg. Soc. Ltd.

**LOCATION:**

The said building is located at Survey No. 90, Hissa No. 12 & 13 of Village – Gokhivare, Vasai (East), Palghar. The property falls in Residential Zone. It is at a travelling distance 3.6 Km. from Vasai railway station.

**BUILDING:**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. The building is without lift.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 14<sup>th</sup> April 2023**

The Built Up Area of the Residential Flat	:	626.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	626.00 X 2,500.00 = ₹ 15,65,000.00
Depreciation $\{(100-10) \times 15 / 60\}$	:	22.50%
Amount of depreciation	:	₹ 3,52,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,045.00 per Sq. M. i.e. ₹ 4,556.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 43,533.00 per Sq. M. i.e. ₹ 4,044.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,600.00 per Sq. Ft.
<b>Value of property as on 14.04.2023</b>	:	<b>626.00 Sq. Ft. X ₹ 6,600.00 = ₹ 41,31,600.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 14.04.2023	:	₹ 41,31,600.00 - ₹ 3,52,125.00 = ₹ 37,79,475.00
Total Value of the property	:	₹ 37,79,475.00
The realizable value of the property	:	₹ 34,01,528.00
Distress value of the property	:	₹ 30,23,580.00
Insurable value of the property (626 X 2,500.00)	:	₹ 15,65,000.00
Guideline value of the property (As per Index II)	:	₹ 29,86,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor, "Shanti Plaza Co-op. Hsg. Soc. Ltd.", Madhuban Township, Village Gokhivare, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India for this particular purpose at ₹ 37,79,475.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Seventy Five Only) as on 14<sup>th</sup> April 2023.



## **NOTES**

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14<sup>th</sup> April 2023 is ₹ 37,79,475.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Seventy Five 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 + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction	2008 (As per occupancy certificate)
4.	Estimated future life	45 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	No 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

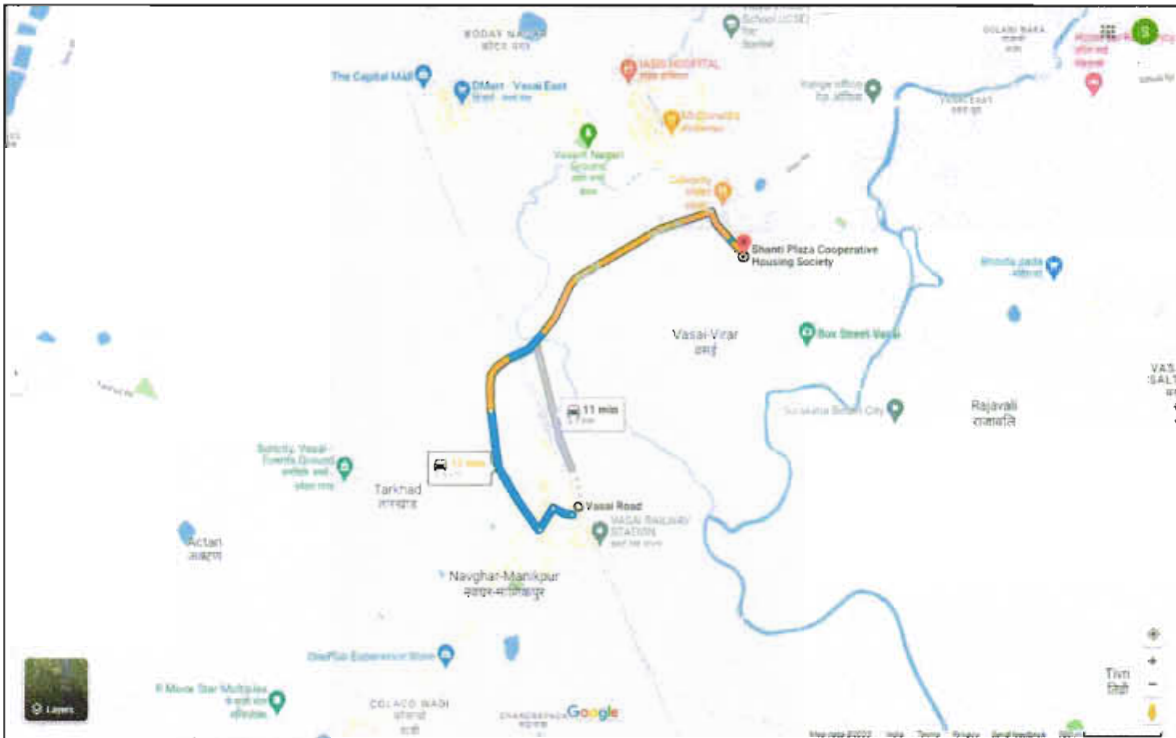
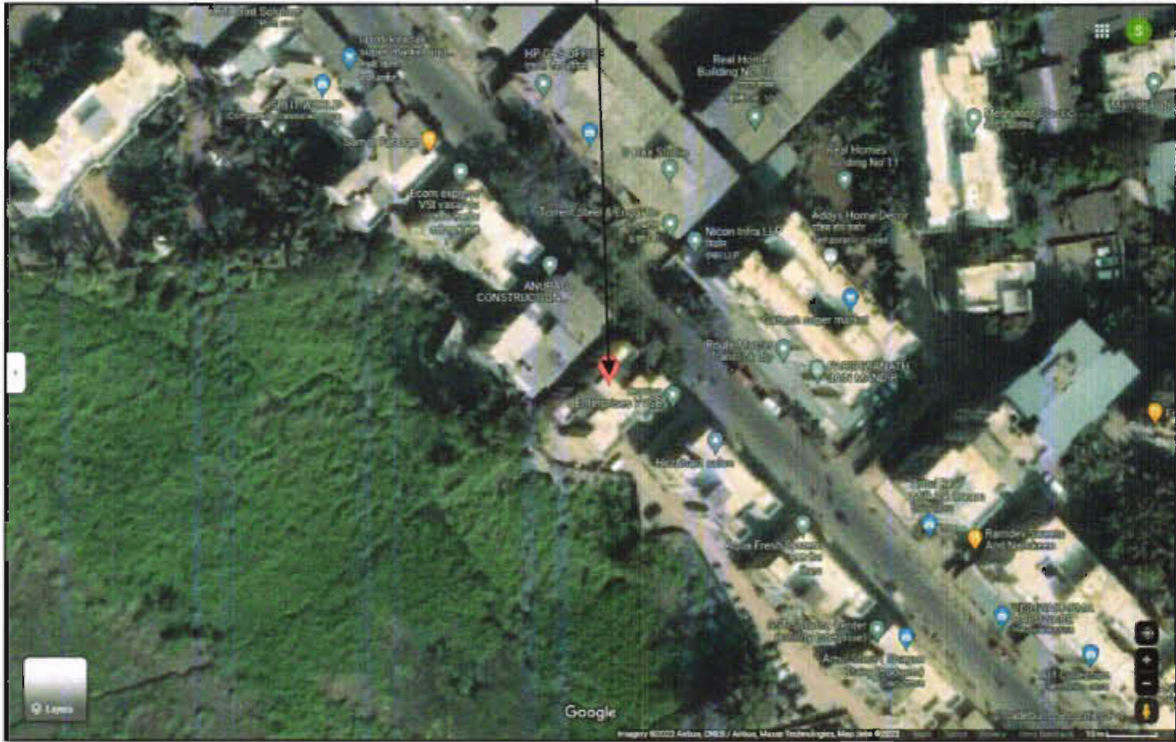


SUNSHINE FLATS		
0-301 MR. A. J. JAYASINH	301 MR. ANANTHARAJU B. SIVARAO	304 MR. PRADIPKUMAR S. NAIR
0-302 MR. ANANTHARAJU B. SIVARAO	302 MR. ANANTHARAJU B. SIVARAO	305 MR. ANANTHARAJU B. SIVARAO
0-303 MR. ANANTHARAJU B. SIVARAO	303 MR. ANANTHARAJU B. SIVARAO	307 MR. ANANTHARAJU B. SIVARAO
0-304 MR. ANANTHARAJU B. SIVARAO	304 MR. ANANTHARAJU B. SIVARAO	308 MR. ANANTHARAJU B. SIVARAO
0-305 MR. ANANTHARAJU B. SIVARAO	305 MR. ANANTHARAJU B. SIVARAO	309 MR. ANANTHARAJU B. SIVARAO
0-306 MR. ANANTHARAJU B. SIVARAO	306 MR. ANANTHARAJU B. SIVARAO	310 MR. ANANTHARAJU B. SIVARAO
0-307 MR. ANANTHARAJU B. SIVARAO	307 MR. ANANTHARAJU B. SIVARAO	311 MR. ANANTHARAJU B. SIVARAO
0-308 MR. ANANTHARAJU B. SIVARAO	308 MR. ANANTHARAJU B. SIVARAO	312 MR. ANANTHARAJU B. SIVARAO



## Route Map of the property


Site u/r



Latitude Longitude - 19°23'48.9"N 72°50'31.3"E


Note: The Blue line shows the route to site from nearest railway station (Vasai – 3.6 Km.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**वाजारमूल्य दर पत्रक**

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**Year** 2023/2024 **Language** English

**Annual Statement of Rates**

Selected District: पाणघर  
 Select Taluka: वसई  
 Select Village: मावाचे भांड - नौजे गोखीवरे  
 Search By:  Survey No  Location  
 Enter Survey No: 90

उपविभाग	पूरी वगैरे	निवासी घरनिष्क	औद्योगिक	दुकाने	औद्योगिक एकक (Pia.)	Attribute
3-रहिवारास व इतर कालम अनुसंधान बांधणीतील जमिनी	12300	57700	80100	73200	80100	नौ. मीटर सफळें नंहर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,700.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	8,655.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>49,045.00</b>	<b>Sq. Mtr.</b>	<b>4,556.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,300.00			
The difference between land rate and building rate (A – B = C)	36,745.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>43,533.00</b>	<b>Sq. Mtr.</b>	<b>4,044.00</b>	<b>Sq. Ft.</b>

### 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 Indicators

**NOBROKER** My Bookings My Alerts Post Your Property Sign out

**1 BHK Flat In Meghdoot Classic For Sale In Vasai East** Loan Verified ₹50 Lacs ₹28,657/Month 675 Read Home Loan Apply Loan

Washbasin Inset Washbasin Fitting Single Door Inset Glass Entry Inset

Home / Flats for Sale in Mumbai / Flats for Sale in Vasai East / 1Bhk Flat for Sale in Vasai East / Property Details

Photos Location

1 Bedroom 1 of 2 Rooms

2 Bathroom 2 of 2 Rooms

NA 2 of 2

Bike and Car Pending

Mar 4, 2023 Pending

Immediately (24 hours)

Meghdoot Classic (2)

None (1)

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



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## Sales Instances

599350 30-03-2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.वसई 3 दस्त क्रमांक . 599/2023 नोदणी Regn:63m
<b>गावाचे नाव : गोखिवरे</b>		
(1) मितोखाचा प्रकार	करारनामा	
(2) मोबदला	2800000	
(3) बाजारभाव भाडेपट्टीपाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2335000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौजे गोखिवरे,सर्वे नं 90,हिस्सा नं 6.7.9,सदनिका क्र सी-401,चौथा मजला,बिल्डिंग नं 14,रुषभ अपार्टमेंट बिल्डिंग,रुषभ को ऑप होऊ सो ली,मधुबन टाऊनशिप,गोखिवरे,वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्र 40.24 चौ मी बिल्टअप( ( Survey Number : सर्वे नं 90, हिस्सा नं 6.7.9 : ) )	
(5) क्षेत्रफळ	40.24 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -कौशिक रतीलाल जोशी - वय-50 पत्ता-प्लॉट नं. सी-401, बिल्डिंग नं 14, माळा नं. - इमारतीचे नाव रुषभ अपार्टमेंट बिल्डिंग, रुषभ को ऑप होऊ सो ली, ब्लॉक नं. मधुबन टाऊनशिप, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे पिन कोड -401208 पॅन नं.-ADCP0975G 2) नाव:-गीता कौशिक जोशी - वय-43 पत्ता -प्लॉट नं. सी-401, बिल्डिंग नं 14, माळा नं. - इमारतीचे नाव रुषभ अपार्टमेंट बिल्डिंग, रुषभ को ऑप होऊ सो ली, ब्लॉक नं. मधुबन टाऊनशिप, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे पिन कोड -401208 पॅन नं.-GAC/PJ1221D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-विशन एच वरबंद - वय-34, पत्ता -प्लॉट नं. रुम नं 2, माळा नं. - इमारतीचे नाव भरवाड चालू कृष्णा कॉलनी, ब्लॉक नं. आर टी रोड, रोड नं. दाहेसर पूर्व, महाराष्ट्र, मुंबई पिन कोड -400068 पॅन नं.-AZYPV0604N	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	599/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000	
(14) शेर		
मुल्यांकनासाठी दिवारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instances

गावाचे नाव : गोखिवरे		
2576350	सूची क्र.2	दुय्यम निबंधक सह दु.नि.वसई :
30-03-2023		दस्त क्रमांक : 2576/2023
Note -Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी
		Regn 63in
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4,300,000	
(3) बाजारभाऊ भाडेपट्टायाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार हो नमुद करावे.	3487000	
(4) भू-मापन,घोटहिस्सा व घरकनोका असात्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे गोखिवरे,सर्वे नं.90,हिस्सा नं.14बी,सर्वे नं.91,हिस्सा नं.1,सदनिका क्र.403, चौथा मजला,विंग-बी, बिल्डिंग नं.12,मेघदूत क्लासिक कॉ-ऑप होसिंग सोसायटी ली. मधुवन टाउनशिप,गाव गोखिवरे वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्रफळ 49.01 चौ.मी.(कार्पेट)आणि कपबोर्ड एरिया 14 चौ.फूट( Survey Number : सर्वे नं.90, हिस्सा नं 14बी, सर्वे नं.91, हिस्सा नं.1 . ) )	
(5) क्षेत्रफळ	49.01 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देण्याचा दिवस ठेवण्याचा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकु मनामा किंवा अदेश असात्यास प्रतिवादिचे नाव व पत्ता	1) नाव -वरून रमेश - - वय -31 पत्ता -प्लॉट नं सदनिका क्र बी-403, माळा नं - , इमारतीचे नाव मेघदूत क्लासिक ब्लॉक नं बिल्डिंग नं 12, मधुवन टाउनशिप, रोड नं, वसई पूर्व, बिल्डिंग पालघर, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -AQKPN7991B	
(8) दस्तऐवज करून घेण्याचा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकु मनामा किंवा अदेश असात्यास प्रतिवादिचे नाव व पत्ता	1) नाव -शोम प्रकाश जैन - - वय -30, पत्ता -प्लॉट नं सदनिका क्र ए-403, माळा नं - , इमारतीचे नाव सिगरून रवेंडर कॉ-ऑप होसिंग सोसायटी ली. ब्लॉक नं मधुवन टाउनशिप, गोखिवरे, रोड नं, वसई पूर्व, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -ADPR 12698R	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	05/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2576/2023	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	301000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) बोंस		
मुल्यांकनासाठी विचारात ईतलेता तपशील :-		
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-	(9) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sales Instances

6360350 30-03-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.वसई 3 दरत क्रमांक - 6360/2023 नोदणी - Regn:63m
<b>गावाचे नाव : गोखिवरे</b>		
(1)दिलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार से नमुद करावे;	3870000	
(4) भू,मापन,पोटहिरा व धरकमांक,असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गाव मौजे गोखिवरे,सर्वे नं.86 हिस्सा नं.1,2/1,2/2,3,सर्वे नं.87 हिस्सा नं.4,5/1,6,सर्वे नं.90 हिस्सा नं.4 आणि 10,सदनिका क्र.702,सातवा मजला,ए विंग,बिल्डिंग नं. 1.'सिगरून स्लैडर'कॉ-ऑप हौसिंग सोसायटी ली,मधुबन टाऊनशिप,वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्रफळ 570.00 चौ. फूट(कार्पेट)म्हणजेच 52.95 चौ. मी.(कार्पेट) ( Survey Number : सर्वे नं.86 हिस्सा नं.1, 2/1, 2.2, 3,सर्वे नं.87 हिस्सा नं.4, 5/1, 6, सर्वे नं.90 हिस्सा नं.4 आणि 10 : ) )	
(5) क्षेत्रफळ	52.95 चौ.मीटर	
(6)आकारणी किंवा जुडी 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:-अनिता दिनेश सुथार - वय -37 पत्ता:-प्लॉट नं. सदनिका क्र 702, ए विंग, बिल्डिंग नं. 1, माळा नं सातवा मजला, इमारतीचे नाव सिगरून स्लैडर कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं. मधुबन टाऊनशिप, गोखिवरे, रोड नं. वसई पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-CMWPS53380 2). नाव:-दिनेश सुथार - वय -40 पत्ता:-प्लॉट नं. सदनिका क्र 702, ए विंग, बिल्डिंग नं 1, , माळा नं सातवा मजला, इमारतीचे नाव: सिगरून स्लैडर कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं. मधुबन टाऊनशिप, गोखिवरे, रोड नं. वसई पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -BELPS6211M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -सुरेश भारथा राम पुरोहित - वय -27; पत्ता:-प्लॉट नं 234, माळा नं -, इमारतीचे नाव परसनाथ जैन नगर कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: बीपी रोड, खारीगाव, रोड नं. भायंदर पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BCBPP4120L 2) नाव -अनिता देवी - वय -32, पत्ता -प्लॉट नं. 234, माळा नं. -, इमारतीचे नाव परसनाथ जैन नगर कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं. बीपी रोड, खारीगाव, रोड नं. भायंदर पूर्व, ठाणे. महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं:-JCKP738468X	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6360/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **14<sup>th</sup> April 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 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 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 ₹ 37,79,475.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
c=IN  
Date: 2023.04.14 14:40:40 +05'30'

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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