

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Satej Suryakant Kasale & Mr. Dhiraj Suryakant Kasale**

Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.",  
Central Park, Village More, Nallasopara (East), Palghar – 401 209,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°25'45.9"N 72°49'04.1"E

### Valuation Done for:

**Cosmos Bank**

**Veera Desai Road Andheri (West) Branch**

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),  
Mumbai – 400 053, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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- 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

The property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.", Central Park, Village More, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India belongs to **Mr. Satej Suryakant Kasale & Mr. Dhiraj Suryakant Kasale.**

Boundaries of the property.

North	:	Internal Road & Sai Suraj Apartment
South	:	Ostwal Nagari Bldg. No. 14 CHSL
East	:	Hightension Road
West	:	Blossom 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 **₹ 18,92,400.00 (Rupees Eighteen Lakh Ninety Two Thousand Four 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR,  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,  
ou=INDIA, email=manoj.chalikwar@vastukala.com, c=IN,  
serial=11111111, version=3, reason=I am the author of  
this document, email=manoj.chalikwar@vastukala.com,  
dnQualifier=MANOJ BABURAO CHALIKWAR,  
date=2023.05.15 12:29:47+05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.", Central Park, Village More, Nallasopara (East), Palghar – 401 209, 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 15.05.2023 for Bank Loan Purpose
2	Date of inspection	13.05.2023
3	Name of the owner/ owners	<b>Mr. Satej Suryakant Kasale &amp; Mr. Dhiraj Suryakant Kasale</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. 103, 1 <sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.", Central Park, Village More, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Swati Satej Kasale (Owner's Wife) Contact No. 9768665557
6	Location, street, ward no	Central Park, Village More, Nallasopara (East), Palghar
	Survey/ Plot no. of land	Survey No. 4(P), 5(P), 27(P), 28(P), 30(P) & 31(P) of Village – More
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. = 205.00 (Area as per Actual Site Measurement)  Built Up Area in Sq. Ft. = 252.00 (Area as per Agreement for Sale)  <b>Super Built Up Area in Sq. Ft. = 275.00 (Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Central Park, Village More, Nallasopara (East), Palghar – 401 209.
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	₹ 4,000.00 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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 2005 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 15.05.2023 for Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.", Central Park, Village More, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India belongs to **Mr. Satej Suryakant Kasale & Mr. Dhiraj Suryakant Kasale.**

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

1	Copy of Agreement for sale dated 15.12.2017 Between Krushna Kumar Choudhary, Anant Kumar Choudhary & Nand Kumar Choudhary (the Transferors) and Mr. Satej Suryakant Kasale & Mr. Dhiraj Suryakant Kasale (the Transferees).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / POC / BP-1735 / E / 319 dated 06.06.2005 issued by CIDCO.
3	Copy of Electricity Bill Consumer No. 001900893112 dated 07.02.2023 in the name of Satej S. Kasale & Dhiraj S. Kasale issued by MSEDCL.
4	Copy of Property Tax Bill No. 64242 dated 04.05.2022 in the name of Satej Suryakant Kasale & Dhiraj Suryakant Kasale issued by Vasai Virar City Municipal Corporation.

### LOCATION:

The said building is located at Survey No. 4(P), 5(P), 27(P), 28(P), 30(P) & 31(P) of Village – More, Nallasopara (East), Palghar. The property falls in Residential Zone. It is at a travelling distance 1.6 Km. from Nallasopara 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 external condition is normal. The building is used for residential purpose. 1<sup>st</sup> Floor is having 5 Residential Flat. Lift not provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of Living Room + Kitchen + Toilet. (**i.e. 1RK with Toilet**). The residential flat is finished with Ceramic flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

**Valuation as on 15<sup>th</sup> May 2022**

<b>The Super Built Up Area of the Residential Flat</b>	<b>:</b>	<b>275.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2005 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	18 Years
Cost of Construction	:	252.00 X 2,500.00 = ₹ 6,30,000.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 1,70,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,660.00 per Sq. M. i.e. ₹ 5,543.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 51,243.00 per Sq. M. i.e. ₹ 4,761.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
<b>Value of property as on 15.05.2023</b>	<b>:</b>	<b>275.00 Sq. Ft. X ₹ 7,500.00 = ₹ 20,62,500.00</b>

(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)

<b>Depreciated fair value of the property as on 15.05.2023</b>	<b>:</b>	<b>₹ 20,62,500.00 - ₹ 1,70,100.00 = ₹ 18,92,400.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 18,92,400.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 17,03,160.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 15,13,920.00</b>
<b>Insurable value of the property (252.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 6,30,000.00</b>
<b>Guideline value of the property (252.00 X 4,761.00)</b>	<b>:</b>	<b>₹ 11,99,772.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, Building No. 19, "Ostwal Nagari Bldg. No. 19, 20, 21 Co-op. Hsg. Soc. Ltd.", Central Park, Village More, Nallasopara (East), Palghar – 401 209, State – Maharashtra, Country – India for this particular purpose at **₹ 18,92,400.00 (Rupees Eighteen Lakh Ninety Two Thousand Four Hundred Only) as on 15<sup>th</sup> May 2022.**

### 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 **15<sup>th</sup> May 2022 is ₹ 18,92,400.00 (Rupees Eighteen Lakh Ninety Two Thousand Four Hundred 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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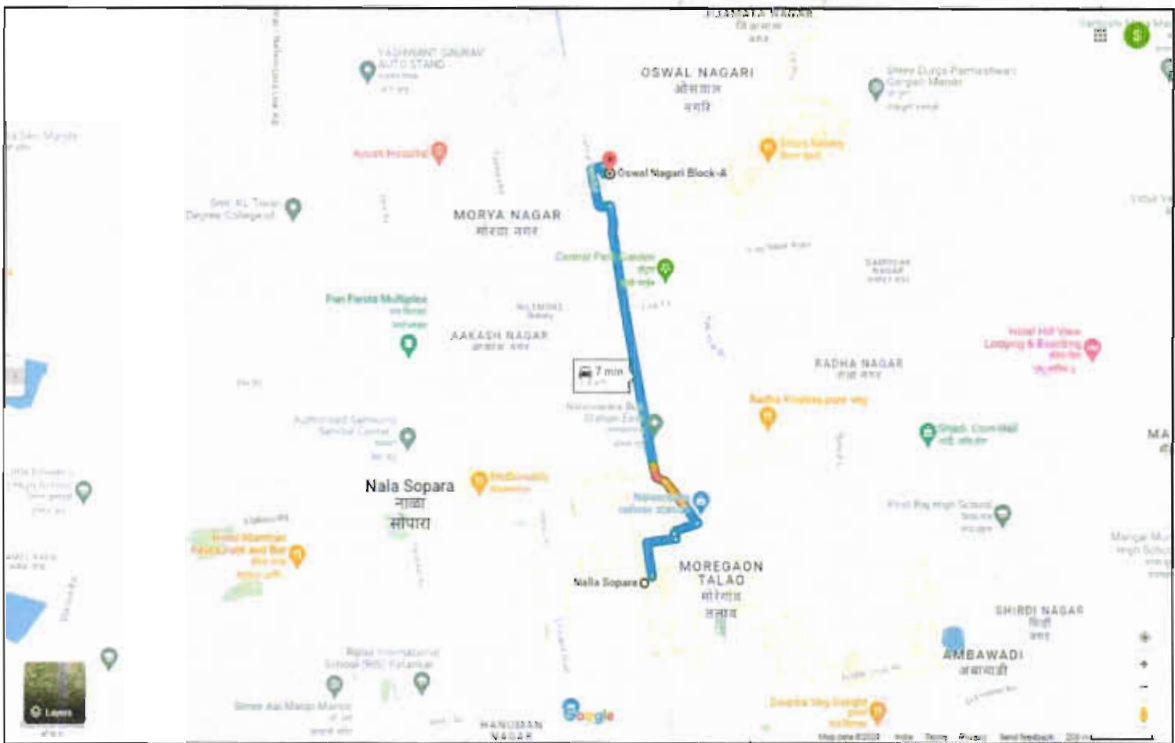
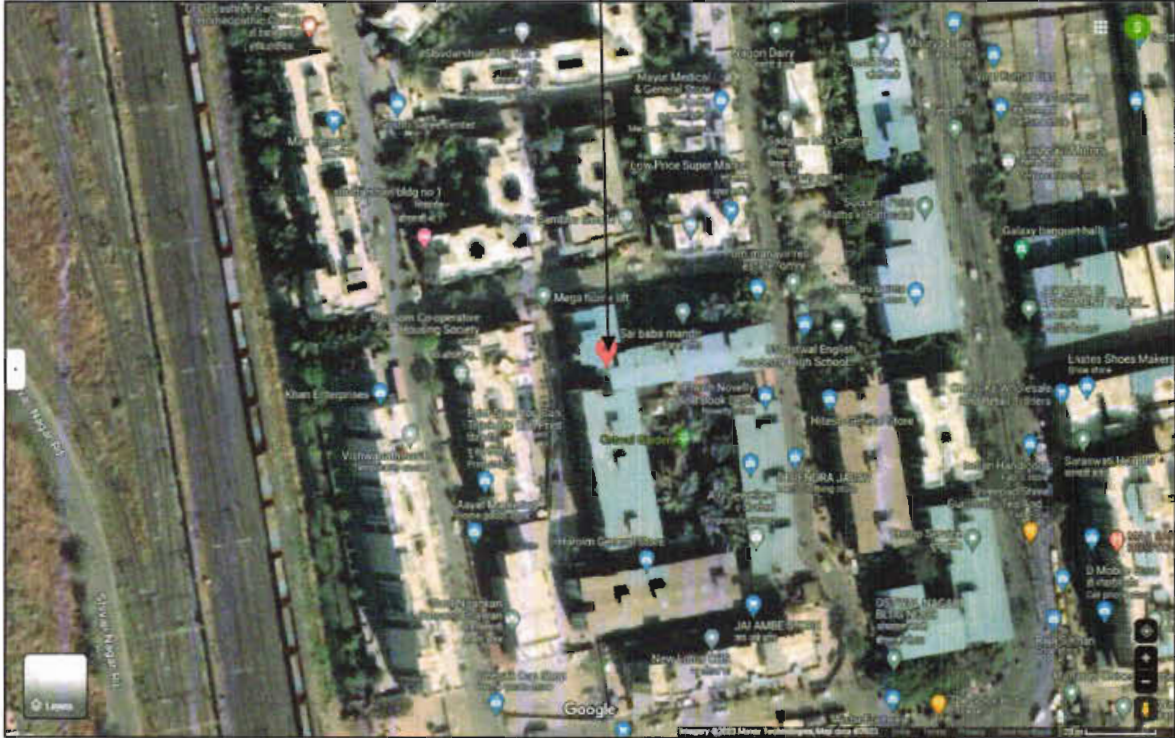
## ANNEXURE TO FORM 0-1

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 1 <sup>st</sup> Floor
3	Year of construction	2005 (As per part occupancy certificate)
4	Estimated future life	42 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 doors, Aluminum sliding windows
10	Flooring	Ceramic 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	
	(i) No. of water closets	As per Requirement
	(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



## Route Map of the property Site/ur



**Latitude Longitude - 19°25'45.9"N 72°49'04.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.6 Km.)**

## Ready Reckoner Rate

वर्ग/वर्ग	सुरती बरील	निवाडी बरविण	नीडिल	पुक्के	नीडोनिच	पुक्के (Ru./)	Attribute
5-रडिअस व इतर कसण अजुशेय आगरातील कविनी	12900	62800	72200	77300	72200	नॉ. मीटर	सर्द्वे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	62,800.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	3,140.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>59,660.00</b>	<b>Sq. Mtr.</b>	<b>5,543.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,900.00			
The difference between land rate and building rate (A – B = C)	46,760.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>51,243.00</b>	<b>Sq. Mtr.</b>	<b>4,761.00</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

**HOUSING.com** Buy in Mumbai

Search: Nallasopara West

1 BHK Apartment

By **REPUTED BUILDER**

₹30.0 L EMI starts at ₹6,89X

₹5.00 K/sq.ft

Free car parking Know More

500 sq.ft. Build Up Area

₹6.00 K/sq.ft. Avg. Price

15 Year Old Age of property

Ready to move Possession status

Middle of 4 floors

Unfurnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A

Property Location: Oswal Nagar, Nallasopara West, Mumbai

Great choice for nice neighborhood around

**HOUSING.com** Buy in Mumbai

Search: Nallasopara West

1 BHK Apartment

By **PARSHWANATH DEVELOPERS**

₹28.0 L EMI starts at ₹4,85X

₹5.95 K/sq.ft

Free car parking Know More

470 sq.ft. (Build Up Area)

₹5.95 K/sq.ft. Avg. Price

10 Year Old Age of property

Ready to move Possession status

Lower of 7 floors

Semi-Furnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY

Property Location: Parshwanath Scindiam Plaza Wing A And B, Oswal Nagar, Nallasopara West, Mumbai

Reasonable choice for nice neighborhood around

Contact Seller: Satej Kasale

## Sales Instance

6310350 15-05-2023 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 . 6310/2023 नोदणी Regn 63m
<b>गावाचे नाव : मोरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3200000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3065000	
(4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 306, माळा नं: तिसरा मजला, इमारतीचे नाव. ओस्तवाल नगरी बिल्डींग नं. 2,3,4 को-ऑप.हौ.सो.लि., ब्लॉक नं: बिल्डींग नं. 2, रोड : मोरे, इतर माहिती: इतर माहिती: सदनिकेचे क्षेत्र 525 चौ. फुट. सुपर बिल्टअप.गाव मौजे मोरे.विभाग क्र. 5( ( Survey Number : 4 (पार्ट). 5 (पार्ट), 27 (पार्ट), 28 (पार्ट), 30 (पार्ट), 31 (पार्ट) : ) )	
(5) क्षेत्रफळ	43.91 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 .सदीप कुमार शर्मा . - वय -46 पत्ता .प्लॉट नं. फ्लॉट नं. 306, माळा नं: तिसरा मजला, इमारतीचे नाव: ओस्तवाल नगरी बिल्डींग नं. 2, 3, 4 को-ऑप. हौ. सो. लि., ब्लॉक नं: , रोड न: सेंट्रल पार्क पुढे, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BVAPS7920M	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -विशाल ब्रह्मदेव मिश्रा . - वय -28, पत्ता .प्लॉट नं. फ्लॉट नं. 4002, माळा नं: , इमारतीचे नाव ठाकुर चाळ, ब्लॉक नं: , रोड नं. कृष्णा नगर, ठाकुर विद्यामंदिरा समोर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401209 पॅन नं:-CYHPM3589H 2). नाव -रिता ब्रह्मदेव मिश्रा . - वय -41, पत्ता .प्लॉट नं. फ्लॉट नं. 4002, माळा नं: , इमारतीचे नाव: ठाकुर चाळ, ब्लॉक नं: , रोड नं. कृष्णा नगर, ठाकुर विद्यामंदिरा समोर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401209 पॅन नं:-CYRPM0834K 3). नाव -विकास ब्रह्मदेव मिश्रा . - वय -30, पत्ता .प्लॉट नं. फ्लॉट नं. 4002, माळा नं: , इमारतीचे नाव: ठाकुर चाळ, ब्लॉक नं: , रोड नं. कृष्णा नगर, ठाकुर विद्यामंदिरा समोर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401209 पॅन नं:-ANOPV2497U	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2023	
(10) दस्त नोदणी केल्याचा दिनांक	23/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6310/2023	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	224000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## Sales Instance

6815350 15-05-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबधक सह दु.नि.वसई 3 दस्त क्रमांक 6815/2023 नोंदणी Regn:63m
<b>गावाचे नाव : मोरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2160000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2117000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका नं: जी-4,तळ मजला,ओस्तवाल नगरी बिल्डींग नं. 15 को-ऑप.हौ.सो.लि.,बिल्डींग नं. 15 सी,गाव मौजे मोरे,विभाग क्र. 5( ( Survey Number : 4, 5, 27, 28, 30, 31 : ) )	
(5) क्षेत्रफळ	33.71 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 -पलानीकुमार गणेश - वय -38 पत्ता -प्लॉट नं. फ्लॉट नं. 102, माळा नं. पहिला मजला, इमारतीचे नाव- ओस्तवाल नगरी बिल्डींग नं. 2, 3, 4 को-ऑप हौ सो.लि., ब्लॉक नं. बिल्डींग नं. 2ए, रोड नं. सेटल पार्क, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401209 पॅन नं.-AWUPP2613C 2) नाव -मरीअम्मल घादव - वय -60 पत्ता -प्लॉट नं. फ्लॉट नं. 102, माळा नं. पहिला मजला, इमारतीचे नाव- ओस्तवाल नगरी बिल्डींग नं. 2, 3, 4 को-ऑप हौ सो.लि., ब्लॉक नं. बिल्डींग नं. 2ए, रोड नं. सेटल पार्क, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ACUPY0551E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -राजीव गुलाब सरोज - वय-34, पत्ता -प्लॉट नं. फ्लॉट नं. 303, बी विंग, माळा नं. -, इमारतीचे नाव- सनशाईन ग्रीन पार्क, ब्लॉक नं. बिल्डींग नं. 2, रोड नं. गोखिरे, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-DGVPS4072L 2) नाव -संजय गुलाब पासी - वय -30, पत्ता -प्लॉट नं. फ्लॉट नं. 303, बी विंग, माळा नं. -, इमारतीचे नाव- सनशाईन ग्रीन पार्क, ब्लॉक नं. बिल्डींग नं. 2, रोड नं. गोखिरे, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-CQWPP6728E	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6815/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21600	
(14) शैरा		
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 **15<sup>th</sup> May 2022**.

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 ₹ 18,92,400.00 (Rupees Eighteen Lakh Ninety Two Thousand Four Hundred Only).

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=manoj.chalikwar@vastukala.com, c=IN  
Date: 2023.09.01 17:38:02 +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



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