

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1248/23-24 Dated 24-Jun-23
Buyer (Bill to) Cosmos Bank - Malad East Malad East Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097 GSTIN/UIN : 27AAAAT0742K1ZH 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. 002077 / 2301250 Delivery Note Date
	Dispatched through Destination
	Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00

Amount Chargeable (in words) **Indian Rupee Five Thousand Nine Hundred Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy - Commercial Shop No. 3005, Ground Floor, Building No. 3, Type - ATS, "Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.", Agashi Road, Bolinj, Virar (West), Palghar - 401303, 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

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**

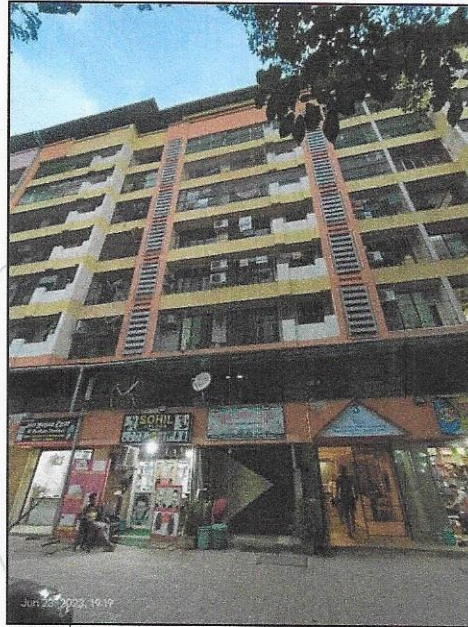
for Vastukala Consultants (I) Pvt Ltd

Rastoc
 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy**

Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, “**Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.**”, Agashi Road, Bolinj, Virar (West), Palghar – 401303, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'38.3"N 72°47'59.7"E

Valuation Prepared for:

Cosmos Bank

Malad East Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad (East),
Mumbai – 400 066, State - Maharashtra, Country – India

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Our Pan India Presence at :

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

📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
☎ TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Malad (East) Branch / Mr. Santosh Kumar Samantroy (2077/2301250) Page 2 of 20

Vastu/Mumbai/06/2023/2077/2301250
24/10-351-SKVS
Date: 24.06.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, “**Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.**”, Agashi Road, Bolinj, Virar (West), Palghar – 401303, State – Maharashtra, Country – India belongs to **Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy.**

Boundaries of the property.

North : Virar Garden Road
South : Building No. 9
East : Internal Road
West : Open Plot

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 ₹ **22,05,000.00 (Rupees Twenty Two Lakh Five Thousand 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=M, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20-9822064f6935d03d0c79e26e5913490e79324413
33114279b12e18b5622, postalCode=401009, st=Maharashtra,
serialNumber=1155a03664b0c0926b225528f0a3c7eb31f31ba
2e394e267279e32262355c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.24 15:03:34 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, “Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.”, Agashi Road, Bolinj, Virar (West), Palghar – 401303, 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 24.06.2023 for Banking Purpose
2	Date of inspection	23.06.2023
3	Name of the owner/ owners	Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy
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 not available)
5	Brief description of the property	Address: Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, “Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.”, Agashi Road, Bolinj, Virar (West), Palghar – 401303, State – Maharashtra, Country – India. Contact Person: Mr. Nauzarish Malik (Tenant) Contact No. 9920467962
6	Location, street, ward no	Agashi Road, Bolinj, Virar (West)
	Survey/ Plot no. of land	Survey No. 195(Part), Hissa No. 11/1/3 and others of Village - Bolinj
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 139.00 Ota Area in Sq. Ft. = 36.00 Total Carpet Area in Sq. Ft. = 175.00 Carpet Area in Sq. Ft. = 150.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 180.00 (Carpet + 20%)

13	Roads, Streets or lanes on which the land is abutting	Agashi Road, Bolinj, Virar (West)
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?	Tenant Occupied – Sohil Saloon
	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	Tenant Occupied = Sohil Saloon
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,500.00 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 Commercial Shop 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	Year of Completion – 2011 (As per Part 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, Malad (East) Branch to assess fair market value as on 24.06.2023 for Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, “**Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.**”, Agashi Road, Bolinj, Virar (West), Palghar – 401303, State – Maharashtra, Country – India belongs to **Mr. Santosh Kumar Samantroy & Mrs. Surekha Santosh Samantroy.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 30.03.2021 (13 Pages from Agreement)
2	Copy of Part Occupancy Certificate No. VVCMC / TP / POC / BP – 2910 / VP – 0278 / W / 04 dated 01.04.2011 issued by Vasai Virar City Municipal Corporation.
3	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP – 2910 / W / 61 dated 25.08.2004 issued by Vasai Virar City Municipal Corporation.

LOCATION:

The said building is located at Survey No. 195(Part), Hissa No. 11/1/3 and others of Village – Bolinj, Taluka – Vasai, District – Palghar. The property falls in Commercial Zone. It is at a travelling distance 2.0 Km. from Virar 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for commercial purpose. Ground Floor is having 11 Commercial Shops. The building is having 1 Lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of single unit. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter door, Concealed electrification, Cement plastering.



Valuation as on 24th June 2023

The Built Up Area of the Commercial Shop	:	180.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	12 Years
Cost of Construction	:	180.00 X 2,500.00 = ₹ 4,50,000.00
Depreciation $\{(100-10) \times 12 / 60\}$:	18.00%
Amount of depreciation	:	₹ 81,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 86,100.00 per Sq. M. i.e., ₹ 7,999.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 77,832.00 per Sq. M. i.e., ₹ 7,231.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,700.00 per Sq. Ft.
Value of property as on 24.06.2023	:	180.00 Sq. Ft. X ₹ 12,700.00 = ₹ 22,86,000.00

(Area of property x market rate of developed land & Commercial 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 24.06.2023	:	₹ 22,86,000.00 - ₹ 81,000.00 = ₹ 22,05,000.00
Total Value of the property	:	₹ 22,05,000.00
The realizable value of the property	:	₹ 19,84,500.00
Distress value of the property	:	₹ 17,64,000.00
Insurable value of the property (180.00 X 2,500.00)	:	₹ 4,50,000.00
Guideline value of the property (180.00 X 7,231.00)	:	₹ 13,01,580.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 3005, Ground Floor, Building No. 3, Type – ATS, "Aster (Mayfair Virar Gardens) Co-op. Hsg. Soc. Ltd.", Agashi Road, Bolinj, Virar (West), Palghar – 401303, State – Maharashtra, Country – India for this particular purpose at ₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand Only) as on 24th June 2023.



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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 **24th June 2023 is ₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand 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 Commercial Shop situated on Ground Floor
3.	Year of construction		2011 (As per Part Occupancy Certificate)
4.	Estimated future life		48 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		MS rolling shutter door
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		Yes
14.	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		6'0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity		1 Lift



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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

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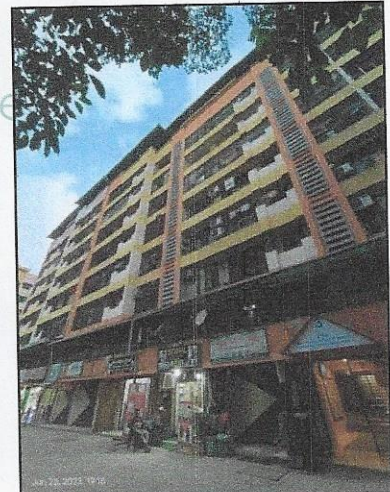
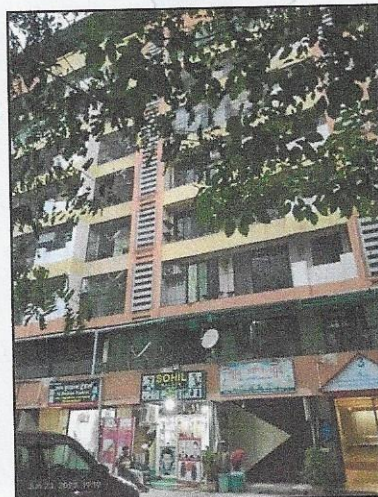
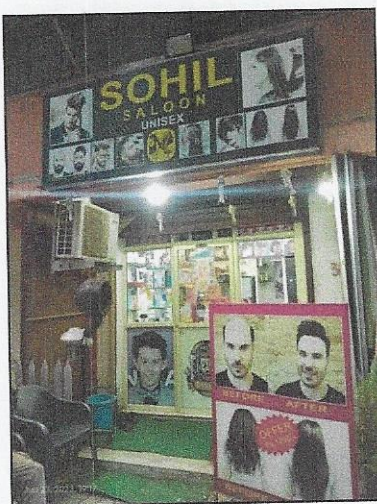
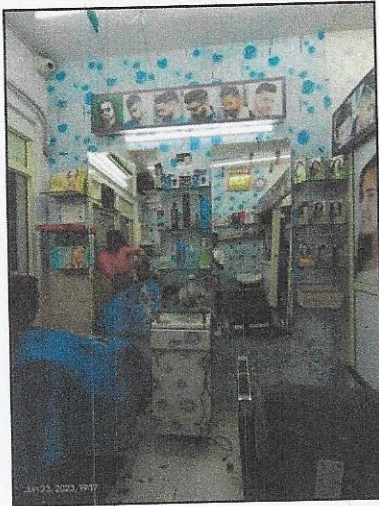
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Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : BOLINJ Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class " C "		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
25	8	17200	69500	79200	86100	79200
Survey No. 189, 190, 191, 192, 193, 195, 196, 197, 198, 199, 205A, 209, 210, 211, 212, 213, 214, 215, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 231, 232, 233, 235, 236, 237, 238, 239, 240, 241, 326, 334						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	86,100.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	86,100.00	Sq. Mtr.	7,999.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,200.00			
The difference between land rate and building rate (A – B = C)	68,900.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	77,832.00	Sq. Mtr.	7,231.00	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 Shop / 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

NOBROKER

Shop In Virar West, Mumbai For Sale
 ₹ 38 Lacs
 ₹ 28,535/Month
 225 Sq. Ft.
 Estimated EMI

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Virar West / Shops for Sale in Virar West / Property Details

Photos Location

Shop
 Property Type
 Freehold
 Unfurnished
 Jan 15, 2023
 Posted On

Public
 Ground Floor
 More Than 10 Year
 Immediately

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Activity On This Property
 33 Views 1 Share

Similar Properties
 Shop In Gokul Township, Virar West, M

Nearby: Big Bazar, McDonald's, Woodland Cinemas, Natural Ice Cream, Vika Vaidhyaraj

NoBroker Services
 Create Agreement, Check Loan Eligibility, Estimate Interest Cost, Book Legal Services, Book Renovations

Description

NOBROKER

Shop In Virar West, Mumbai For Sale
 ₹ 40 Lacs
 ₹ 30,037/Month
 205 Sq. Ft.
 Estimated EMI

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Virar West / Shops for Sale in Virar West / Property Details

Photos Location

Shop
 Property Type
 Freehold
 Unfurnished
 May 8, 2023
 Posted On

Public And Reserved
 Ground Floor
 More Than 10 Year
 Immediately

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Activity On This Property
 41 Views 0 Share

Similar Properties
 Shop In Gokul Township, Virar West, M

Nearby: Big Bazar, McDonald's, Woodland Cinemas, Natural Ice Cream, Kashwanth Gaurav

NoBroker Services
 Create Agreement, Check Loan Eligibility, Estimate Interest Cost, Book Legal Services, Book Renovations

Amenities



Sale Instance

1281534 24-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 1281/2023 नोंदणी : Regn:63m
गावाचे नाव : बोळीज		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2160000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1505700	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे बोळीज,सर्व्हे नं-195 पार्ट,195 पार्ट,211 व इतर,हिस्सा नं-11/1/3 व इतर,विभाग क्र-8,दुकान नं-1205,तळ मजला,क्षेत्र-15.14 चौ.मी.कारपेट एरिया,बिल्डींग नं-12,मेफेअर विरार गार्डन्स,जुई बिल्डींग,((Survey Number : 195 पार्ट,195 पार्ट,211 व इतर ;))	
(5) क्षेत्रफळ	15.14 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.-मे. मेफेअर हाऊसिंग तर्फे भागीदार नयन ए. शाह व अनुराधा एन. शाह तर्फे कु.मु. शाजीद आर. लोखंडवाला तर्फे कु.मु. सुजीत शिंदे - वय.-41 पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव. मेफेअर विरार गार्डन्स,खारोडी नाका,विरार,आगाशी रोड,बोळीज,विरार-प., ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-AAHFM7843A	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-हर्षला देवेन वर्तक -- वय.-39; पत्ता.-प्लॉट नं: 303, माळा नं. तिसरा मजला, इमारतीचे नाव. बिल्डींग नं.12, जुई बिल्डींग, मेफेअर हाऊसिंग, आगाशी रोड, बोळीज, विरार-प., ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-ALVPP6473C	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1281/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	151400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21600	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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990534 24-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 990/2023 नोदणी : Regn:63m
गावाचे नाव : बोळीज		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1917000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1312000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गांव मौजे बोळीज,सर्व्हे नं.-195 पार्ट,195 पार्ट,211 व इतर.हिस्सा नं.-11/1/3 व इतर.विभाग क्र-8.दुकान नं.-1108,तळ मजला,क्षेत्र-13.19 चौ.मी. कारपेट एरिया,बिल्डींग नं.-11,मेफेअर विरार गार्डन्स,रंजनीगंधा बिल्डींग.((Survey Number : 195 पार्ट,195 पार्ट,211 व इतर :))	
(5) क्षेत्रफळ	13.19 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.-मे. मेफेअर हाजसिंग तर्फे भागीदार नयन ए. शाह व अनुराधा एन. शाह तर्फे कु मु शाजीद आर. लोखंडवाला तर्फे कु मु सुजीत द. शिंदे - वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मेफेअर विरार गार्डन्स,खारोडी नाका,विरार,आगाशी रोड,बोळीज,विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-AAHFM7843A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-उषा संतोष यादव - - वय:-34; पत्ता:-प्लॉट नं. बी-103, माळा नं. पहिला मजला, इमारतीचे नाव: विनय युनिक रेसीडेन्सी, बिल्डींग नं.05, आगाशी रोड, गोकुळ टाऊनसीप, विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-ALIPY3560E 2): नाव.-संतोष प्रेमचंद यादव - - वय:-40; पत्ता:-प्लॉट नं. बी-103, माळा नं. पहिला मजला, इमारतीचे नाव: विनय युनिक रेसीडेन्सी, बिल्डींग नं.05, आगाशी रोड, गोकुळ टाऊनसीप, विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-ABOPY6526E	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	990/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	134190	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19170	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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995534	सूची क्र.2	दुयम निबंधक : सह दु.नि.वसई 5
24-06-2023	Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 995/2023
		नोंदणी : Regn:63m
गावाचे नाव : बोळीज		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2416500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1654000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गांव मौजे बोळीज,सर्व्हे नं.- 195 पार्ट,195 पार्ट,211 व इतर,हिस्सा नं-11/1/3 व इतर,विभाग क्र-8,दुकान नं-1107,तळ मजला,क्षेत्र-16.63 चौ.मी. कारपेट एरिया,बिल्डींग नं-11,मेफेअर विरार गार्डन्स,खारोडी नाका,विरार,आगाशी रोड,बोळीज,विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAHFM7843A	
(5) क्षेत्रफळ	16.63 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.-मे.मेफेअर हाउसिंग तर्फे भागीदार नयन ए. शाह व अनुराधा एन. शाह तर्फे कु.मु. शाजीद आर. लोखंडवाला तर्फे कु.मु. सुजीत शिंदे - वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मेफेअर विरार गार्डन्स,खारोडी नाका,विरार,आगाशी रोड,बोळीज,विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAHFM7843A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-उषा संतोष यादव - वय:-34; पत्ता:-प्लॉट नं: बी-103, माळा नं: पहिला मजला, इमारतीचे नाव: विनय युनिक रेसीडेन्सी, बिल्डींग नं.05, आगाशी रोड, गोकुळ टाऊनसीप, विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALJPY3560E 2): नाव:-संतोष प्रेमचंद यादव - वय:-40; पत्ता:-प्लॉट नं: बी-103, माळा नं: पहिला मजला, इमारतीचे नाव: विनय युनिक रेसीडेन्सी, बिल्डींग नं.05, आगाशी रोड, गोकुळ टाऊनसीप, विरार-प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABOPY6526E	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	995/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	169155	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24165	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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805180	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2
24-06-2023	Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 8051/2023
		नोदणी :
		Regn:63m
गावाचे नाव : बोळीज		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1950000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1362790.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे बोळीज, स नं 195 पार्ट,195 पार्ट,221,हि नं 11/1/3,14/1 व इतर,विभाग 8,दुकान क्र 1108,तळ मजला,बिल्डींग नं 11,रजनीगंधा,रजनीगंधा(मेफेअर विरार गार्डन्स)को ऑपरेटीव्ह हौसिंग सोसायटी लि,मेफेअर विरार गार्डन्स,दुकानाचे क्षेत्र 13.19 चौ मी कारपेट,संदर्भ करारनामा दस्त क्र-वसई नं 5 -990-2023,दिनांक 19/01/2023 त्यातील एकूण मु शु 134190/- यातून वजा नगरपालिका रुपये 19170 व मेट्रो सेस 19170 +1000 एकूण 39340/- दस्ताचे उर्वरित मु शु 94850/- सदर दस्तात समायोजित करण्यात आलेले आहेत.((Survey Number : 195 पार्ट, 195 पार्ट, 221, हि नं 11/1/3, 14/1 व इतर ;))	
(5) क्षेत्रफळ	13.19 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:-उषा संतोष यादव -- वय:-33 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: बी 103, विनय युनिक रेसिडन्सी, बिल्डींग नं 5, गोकुळ टाऊनशिप, आगाशी रोड, बोळीज, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALIPY3560E 2): नाव:-संतोष प्रेमचंद यादव -- वय:-36 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: बी 103, विनय युनिक रेसिडन्सी, बिल्डींग नं 5, गोकुळ टाऊनशिप, आगाशी रोड, बोळीज, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABOPY6526E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्पेश पांडुरंग पाटील -- वय:-39, पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: श्री समर्थ हाउस, पाटील आळी, किराणा स्टोरच्या जवळ, बोळीज, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BTYPP8270M 2): नाव:-प्रगती कल्पेश पाटील -- वय:-33, पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: श्री समर्थ हाउस, पाटील आळी, किराणा स्टोरच्या जवळ, बोळीज, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AHNPN0092K	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	19/05/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	8051/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	41650	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19500	
(14) शोरा		
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 **24th June 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.



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An ISO 9001:2015 Certified Company

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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 neighbourhood 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 ₹ 22,05,000.00 (Rupees Twenty Two Lakh Five Thousand 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) PRIVATE LIMITED,
ou=Admin,
2.5.4.20a98230c6e29356c038c73926866913490d3331d41333
115279617a180562, postalCode=400069, st=Maharashtra,
serialNumber=41a56565ab8cc89d662a55a8f6c34f6b31f3, bdnj,
39a67823226432790258fc, cym=MANOJ BABURAO CHALIKWAR
Date: 2023.05.24 15:04:03 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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