

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-1331/23-24	Dated 28-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. 002082 / 2301333	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:
 Mrs. Rajeshwari Shyamsundar Nisargandh -
 Commercial Shop No. 002, Ground Floor, Building No.
 10, Type B-5, "Kanchan Universe", Survey No. 404/2,
 407/1 & 2 of Village Mahim, Taluka & District – Palghar,
 PIN Code – 401 404, 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

Dattol
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Rajeshwari Shyamsundar Nisargandh**

Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "**Kanchan Universe**", Survey No. 404/2,
407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404,
State – Maharashtra, Country – India.

Latitude Longitude - 19°40'34.3"N 72°45'08.6"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank




Malad (East) Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off. Daffatry Road, Malad (East),
Mumbai – 400 097, State – Maharashtra, Country – India.



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 / Mrs. Rajeshwari Nisargandh (2082/2301333) Page 2 of 18

Vastu/Mumbai/06/2023/2082/2301333
28/21-434-SBSH
Date: 28.06.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404/2, 407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India belongs to **Mrs. Rajeshwari Shyamsundar Nisargandh**.

Boundaries of the property.

North	: Sahila Kunj
South	: Aadinath Complex
East	: Thakur Complex
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 ₹ 33,67,500.00 (Rupees Thirty Three Lakh Sixty Seven Thousand Five 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin, 2.5.4.23a992256c46a815d0c1e7f29c266591349023a33341333
115279017a18b5652, postalCode=400059, st=Maharashtra,
serialNumber=1a55a56ab3bc87a662a55a6f0c3f6b31f31b2a23
98a29f2a29a327862535c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 17:28:53 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report

Auth. Sign.



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 of Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe",
Survey No. 404/2, 407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404,
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 28.06.2023 for Bank Loan Purpose
2	Date of inspection	26.06.2023
3	Name of the owner/ owners	Mrs. Rajeshwari Shyamsundar Nisargandh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404/2, 407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India. Contact Person: Mr. Kuldeep Pandey – Agent Contact No. 9833228082
6	Location, street, ward no	Village Mahim, Palghar
7	Survey/ Plot no. of land	Survey No. 404/2, 407/1 & 2 of Village Mahim
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 378.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 374.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 449.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village Mahim, Palghar Mahim Road

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?	Vacant
	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 local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N. A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,000.00 Expected rental income per month

	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (Approx.)
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 (West) Branch to assess fair market value as on 28.06.2023 for Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404/2, 407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India belongs to **Mrs. Rajeshwari Shyamsundar Nisargandh**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.06.2023 Between Mr. Dilip Tarachand Gehlot alias Gahlot (the Transferor) and Mrs. Rajeshwari Shyamsundar Nisargandh (the Transferee).
2	Copy of N.A. Order cum Building construction permission No. Mahasul / K-1 / T-1 / NAP / SR / 320 / 2013 dated 13.04.2016 issued by Collector Office, Palghar.

LOCATION:

The said building is located at Survey No. 404/2, 407/1 & 2 of Village Mahim, Palghar. The property falls in Residential Zone. It is at a travelling distance 4 Km. from Palghar railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 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 staircase is of R.C.C. with R.C.C. trades. The building is used for both residential & Commercial purpose. Ground Floor is having 3 commercial shops. The building is not having lift.

Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. It consists of Single unit + Toilet. The commercial shop is finished with Vitrified tile flooring, M. S. Rolling Shutter & Concealed electrification & plumbing etc.

Valuation as on 28th June 2023

The Built Up Area of the Commercial Shop	:	449.00 Sq. Ft.
-------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2018 (Approx)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 Years
Cost of Construction	:	449.00 X 2,500.00 = ₹ 11,22,500.00
Depreciation $\{(100-10) \times 5 / 60\}$:	N.A., as the property age is 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,200.00 per Sq. M. i.e. ₹ 5,500.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is 5 years.
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
Value of property as on 28.06.2023	:	449.00 Sq. Ft. X ₹ 7,500.00 = ₹ 33,67,500.00

(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 28.06.2023	:	₹ 33,67,500.00
Total Value of the property	:	₹ 33,67,500.00
The realizable value of the property	:	₹ 30,30,750.00
Distress value of the property	:	₹ 26,94,000.00
Insurable value of the property (449 X 2,500.00)	:	₹ 11,22,500.00
Guideline value of the property (449 X 5,500.00)	:	₹ 24,69,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 002, Ground Floor, Building No. 10, Type B-5, "Kanchan Universe", Survey No. 404/2, 407/1 & 2 of Village Mahim, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India for this particular purpose at **₹ 33,67,500.00 (Rupees Thirty Three Lakh Sixty Seven Thousand Five Hundred Only)** as on **28th June 2023**.

NOTES

1. I, Manoj 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 **28th June 2023** is **₹ 33,67,500.00 (Rupees Thirty Three Lakh Sixty Seven Thousand Five 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:

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 4 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	2018 (Approx.)
4.	Estimated future life	55 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	M. S. Rolling Shutter
10.	Flooring	Vitrified tile 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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	Not provided
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	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Think.Innovate.Create

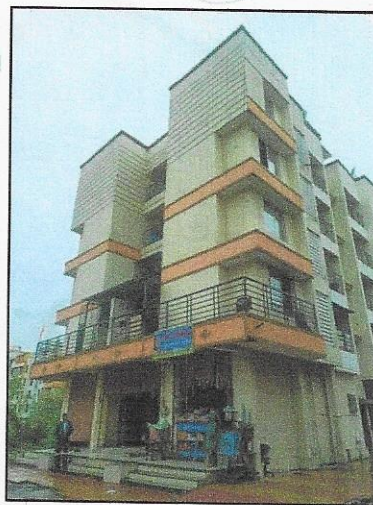
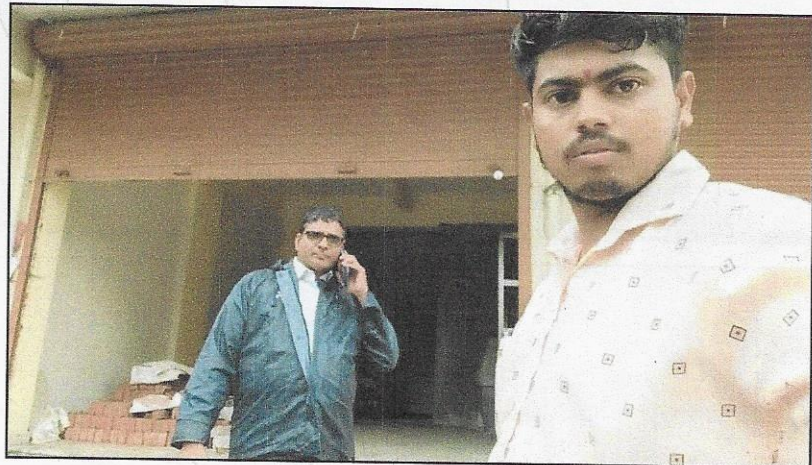
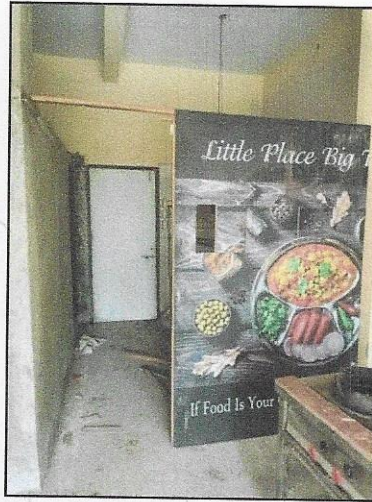
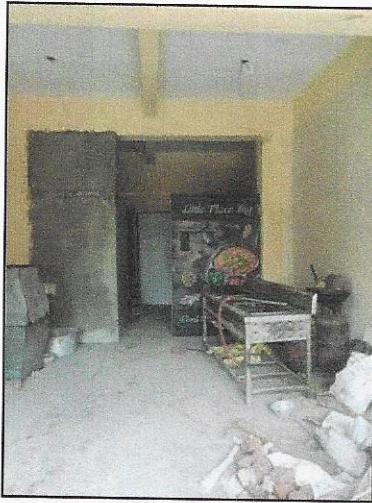
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

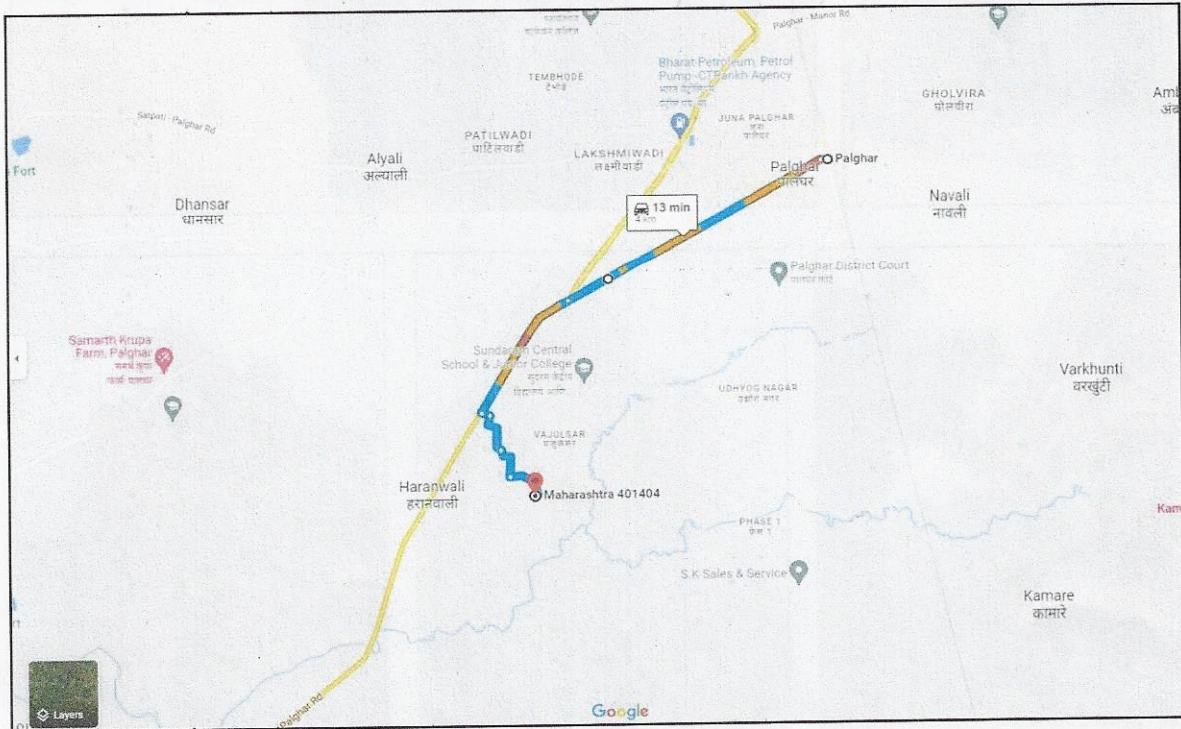


Actual site photographs



Route Map of the property

Site/u/r



Latitude Longitude - 19°40'34.3"N 72°45'08.6"E

Note: The Blue line shows the route to site from nearest railway station (Palghar – 4 Km.)




Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Ready Reckoner Rate

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

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

HomeValuation RulesUser ManualCloseFeedback

Year
2023/2024**Annual Statement of Rates**Language
English

Selected District: पालघर

Select Taluka: पालघर

Select Village: माहिम (163), बडराई (161), हरपावली

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	संपत्तिनाम	दर	एकक (Sq. Ft.)
SurveyNo	27/27.1	निवासी सदनिका	47100	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/श्रीदयोगिक नाळा/गोडाऊन	54500	चौ. मीटर
SurveyNo	27/27.3	दुकाने	59200	चौ. मीटर
SurveyNo	27/0	-	0	NA

Think.Innovate.Create

Price Indicators

99acres Commercial Buy | Enter Locality / Project / Society / Landmark

Marked High Street
₹15 Lac @ 7,500 per sq.ft.
 Estimated EMI ₹ 11,981
 BESA STATUS: NOT AVAILABLE Website: <https://mahimrcap.mahaonline.gov.in>

Commercial Shops for Sale in Mahim, Palghar, Maharashtra

Property (5)
 Sale Amount: ₹ 15 Lac+ Govt Charges & Tax @ 7,500 per sq.ft.
 Built-up Area: 200 sq.ft. (18.18 sq.m)
 Property Age: 1 to 5 Year Old

Ownership: Freehold | Lock-in period: No lock-in period | Property Code: 049838970
www.99acres.com/049838970

About Property
 Address: Mahim, Palghar, Maharashtra
 Commercial shops available for sell. Located in mahim. Built in the area of 200.00 sq Ft. (Builtup area) available at a price of rs 1500000. The property comes with a good construction quality which ages 1-5 years old property.

magicbricks Buy | Rent | Sell | Home Loans

Commercial Shop For Sale in Mahim, Palghar

₹23.5 Lac ₹ 6,696/sqft Apply for loan ONLY ON MAGICBRICKS

Ground Floor | Overlooking Main Road | Unfurnished

Super Area: 351 sqft - ₹ 6,696/sqft
 Carpet Area: 195 sqft - ₹ 12,081/sqft
 Property Age: Less than 5 years

Suitable For: Grocery Shop, Meat Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa

Main Road Facing | Last contact made 23 days ago

More Details

Price	₹ 23.5 Lac
Address	Mahim, Palghar, Maharashtra
Facing	East
Transaction Type	New Property
Loading	44%

Contact Owner: neeru tendulkar 917810000x88
 Your Name: _____
 Email: _____
 IND +91 | Mobile Number: _____
 I Agree to MagicBricks Terms of Use
 Get Contact Details



Price Indicators

NOBROKER

Shop in Palghar West, Mumbai For Sale

₹15 Lacs
₹9,762/Month
215 Sq.Ft

building no.1 shop no.7 ambawade traikoo nag complex, kanicheon complex

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Palghar west / Shops for Sale in Palghar west / Property Details

Photo Location

Shop
Freehold
Unfurnished
Sep 9, 2022

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

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property

5 Unique Views 0 Shortlist

Similar Properties

More 100K Properties for commercial buy in Palghar West

Think.Innovate.Create

Sales Instance

322684 06-06-2023 Note :-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर दस्त क्रमांक : 3226/2023 नोदणी : Regn:63m
गावाचे नाव : माहिम (प्रभाव क्षेत्र)		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	1000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	955000	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे-माहीम,सर्व्हे नं. 404/2,407/1,407/2,विराट दर्शन,इमारत क्र. 06,टाईप-डी-ए,शॉप क्र. 10/बी-विंग,चटई क्षेत्र 13.43 चौ.मी.(रेरा कायदयानुसार)((Survey Number : 404/2,407/1,407/2 ;))	
(5) क्षेत्रफळ	13.43 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.-मेसर्स विराट इन्फ्रा तर्फे भागीदार इसरार अहमद अलिमुल्लाह खान - - वय:-50 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. गोरगाव पु. मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-AALFV35701B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-प्रभु लाल गुर्जर - - वय:-36, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. टाडावाडा गुजरान, राजसमन्द, राजस्थान, रोड नं. -, राजस्थान, RAJSAMAND. पिन कोड.-313333 पॅन नं.-BRXPG9331H 2) नाव.-केलाशी प्रभु लाल गुर्जर - - वय:-35, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. टाडावाडा गुजरान, राजसमन्द, राजस्थान, रोड नं. -, राजस्थान, RAJSAMAND. पिन कोड.-313333 पॅन नं.-	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	18/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3226/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	60000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	10000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the	



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sales Instance

305542	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2
06-06-2023		दस्त क्रमांक : 305/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn.63m
गावाचे नाव : माहिम (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	1100000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	829629	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे-माहीम,सर्व्हे नं.404/2,407/1,व 407/2,शारदा कृपा इमारत,टाईप-E2,फेज-1,शाँप क्र.04/ए-विंग,तळमजला,चटई क्षेत्र 137.13 चौ.फू म्हणजेच 12.74 चौ.मी((Survey Number : 404/2,407/1,व 407/2, ;))	
(5) क्षेत्रफळ	12.74 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. सत्या कन्स्ट्रक्शन (प्रोप्रायटर सत्या स्पेसेस प्रा.लि.) तर्फे संचालक शिवराज रामपाल यादव व शरद रामुजागीर यादव तर्फे कु.मु.बुद्धभूषण काटे - - वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. कादिवली पु. मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAMCS0640M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश कुमार कनोजिया - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. कादिवली पु. मुंबई, रोड नं. -: महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ASNPK7854P 2): नाव:-माला देवी - - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. कादिवली पु. मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-CTVPK9714K	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	305/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	66000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	11000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 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 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 ₹ **33,67,500.00** (Rupees Thirty Three Lakh Sixty Seven Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.30=982285c4fa235c79a2665913492c143314 13331
1527961711859652, postalCode=400099, st=Maharashtra,
serialNumber=41426566e6b0c5b2a55a5f0e0e31f31b22a3
26e287e2932702264c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.28 17:29:15 +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

DECLARATION OF THE DIRECTOR

The Board of Directors of the Corporation has authorized me to execute this Declaration of the Director on its behalf and to file the same with the Secretary of State of the State of New York.

STATEMENT OF THE DIRECTOR

I, the undersigned, being a Director of the Corporation, do hereby certify that the foregoing is a true and correct copy of the Declaration of the Director as the same appears in the records of the Corporation.

FOR THE BOARD OF DIRECTORS: BY THE DIRECTOR



Director
Name
Address
City
State
Zip



STATE OF NEW YORK
SECRETARY OF STATE