

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 Buyer (Bill to) COSMOS BANK- VASAI BRANCH VASAI BRANCH MAURYA SHOPPING CENTRE, GROUND FLOOR, S NO. 16, HISSA NO. 10 / 11, MBADI ROAD, VASAI DIST THANE 401202 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-2630/23-24	25-Sep-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer's Order No.	Dated	
Dispatch Doc No.	Delivery Note Date	
003978/2302712		
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 %	2,000.00
	CGST			180.00
	SGST			180.00
	Total			2,360.00

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

Indian Rupee Two Thousand Three Hundred Sixty Only

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

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

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Dilip Kashinath Sankhe - Residential Flat No. 301,
 3rd Floor, Wing - B, "Devikrupa Co-Op. Hsg. Soc. Ltd."
 ", R.J. Nagar, Phoolpada Road, Virar (East), Palghar -
 401 305, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Dedclaration

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

for **Vastukala Consultants (I) Pvt Ltd**

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dilip Kashinath Sankhe**

Residential Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar,
Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India.

Latitude Longitude - 19°27'13.8"N 72°49'09.0"E

Think Valuation Prepare for: Create

Cosmos Bank

Vasai (West) Branch

Maurya Shopping Centre, Shop No 16, Ground Floor, Ambadi Road, Navghar, Vasai (West) - 401 202,
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 OPINION REPORT

The property bearing Residential Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Dilip Kashinath Sankhe**.

Boundaries of the property.

North : Open Plot
South : R. J. Nagar Road
East : Nilima Apartment
West : Yashraj Apartment

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 ₹ 33,89,812.00 (Rupees Thirty-Three Lakh Eighty Nine Thousand Eight Hundred Twelve 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



Auth. Sign.



Our Pan India Presence at :

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📍 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 2837 1325/24
✉️ mumbai@vastukala.org

Valuation Report of Flat No. 301, 3rd Floor, Wing – B, "**Devikrupa Co-Op. Hsg. Soc. Ltd.**", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305. 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 25.09.2023 for Bank Loan Purpose
2	Date of inspection	22.09.2023
3	Name of the owner/ owners	Mr. Dilip Kashinath Sankhe
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: Flat No. 301, 3 rd Floor, Wing – B, " Devikrupa Co-Op. Hsg. Soc. Ltd. ", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India. Contact Person: Mr. Dilip Kashinath Sankhe (Owner) Contact No. 9284557261
6	Location, street, ward no	R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305
	Survey/ Plot no. of land	Survey No. 110 & Hissa No. 2/1 (Part) of Village Virar
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 354.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 505.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of	N. A.

	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	
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 – Mr. Ashwatama Bhosale Occupied Since – Last 1 Year
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO 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	₹ 6,000.00 Present 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	N. A.

	of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	
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 Residential Flat 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 – 2002 (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, Vasai (West) Branch to assess fair market value as on 25.09.2023 for Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Dilip Kashinath Sankhe**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 09.07.2000 Between M/s. Jivdani Developers (The Builder's) & Mr. Dilip Kashinath Sankhe (The Purchaser).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / AM / BP – 2406 / E / 3138 dated 13.08.2002 issued by CIDCO.

LOCATION:

The said building is located at Survey No. 110 & Hissa No. 2/1 (Part) of Village Virar. The property falls in Residential Zone. It is at a walking distance 850 Mtr. from Virar railway station.

BUILDING:

The building under reference is having Ground + 3 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 good. The building is used for residential purpose. 3rd Floor is having 4 Residential Flat. The building is having no lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. The composition of residential flat is Living Room + 1 Bedrooms + Kitchen + W.C. + Bath + Passage (i.e., **1BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows & casing capping electrification & Concealed plumbing etc.

Valuation as on 25th September 2023

The Built Up of the Residential Flat	:	505.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2002 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	21 Years
Cost of Construction	:	505.00 X 2,500.00 = ₹ 12,62,500.00
Depreciation $\{(100-10) \times 21 / 60\}$:	31.50%
Amount of depreciation	:	₹ 3,97,688.00

Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 48,960.00 per Sq. M. i.e., ₹ 4,548.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 41,135.00 per Sq. M. i.e., ₹ 3,822.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
Value of property as on 25.09.2023	:	505.00 Sq. Ft. X ₹ 7,500.00 = ₹ 37,87,500.00

(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 25.09.2023	:	₹ 37,87,500.00 - ₹ 3,97,688.00 = ₹ 33,89,812.00
Total Value of the property	:	₹ 33,89,812.00
The Realizable value of the property	:	₹ 30,50,831.00
Distress value of the property	:	₹ 27,11,850.00
Insurable value of the property (505.00 X 2,500.00)	:	₹ 12,62,500.00
Guideline value of the property (505.00 X 3,822.00)	:	₹ 19,60,410.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Flat No. 301, 3rd Floor, Wing – B, "Devikrupa Co-Op. Hsg. Soc. Ltd.", R.J. Nagar, Phoolpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India for this particular purpose at ₹ 33,89,812.00 (Rupees Thirty-Three Lakh Eighty Nine Thousand Eight Hundred Twelve Only) as on 25th September 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 **25th September 2023 is ₹ 33,89,812.00 (Rupees Thirty-Three Lakh Eighty Nine Thousand Eight Hundred Twelve 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;

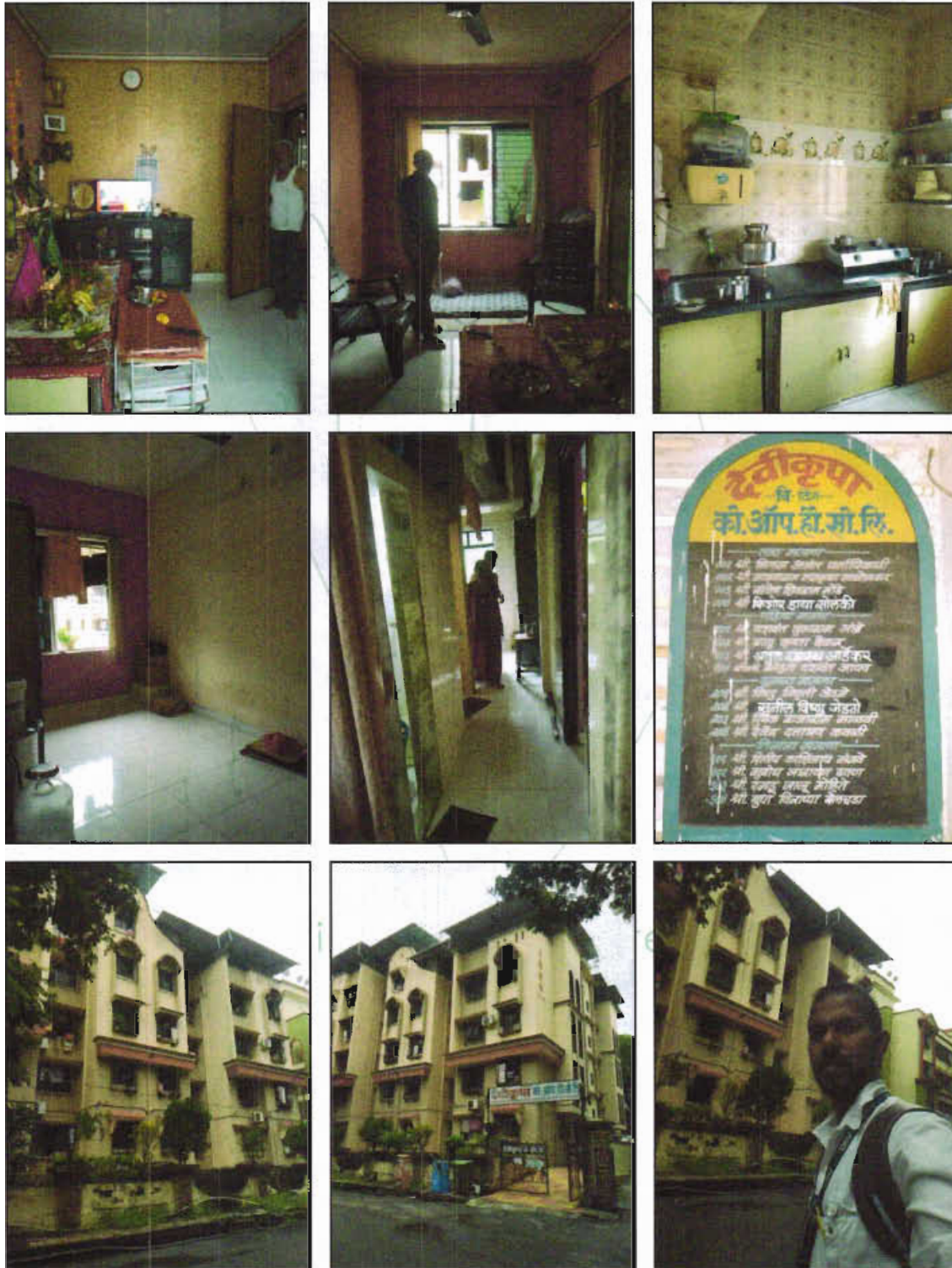
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3.	Year of construction	Year of Completion – 2002 (As per Part Occupancy Certificate)
4.	Estimated future life	39 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping 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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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

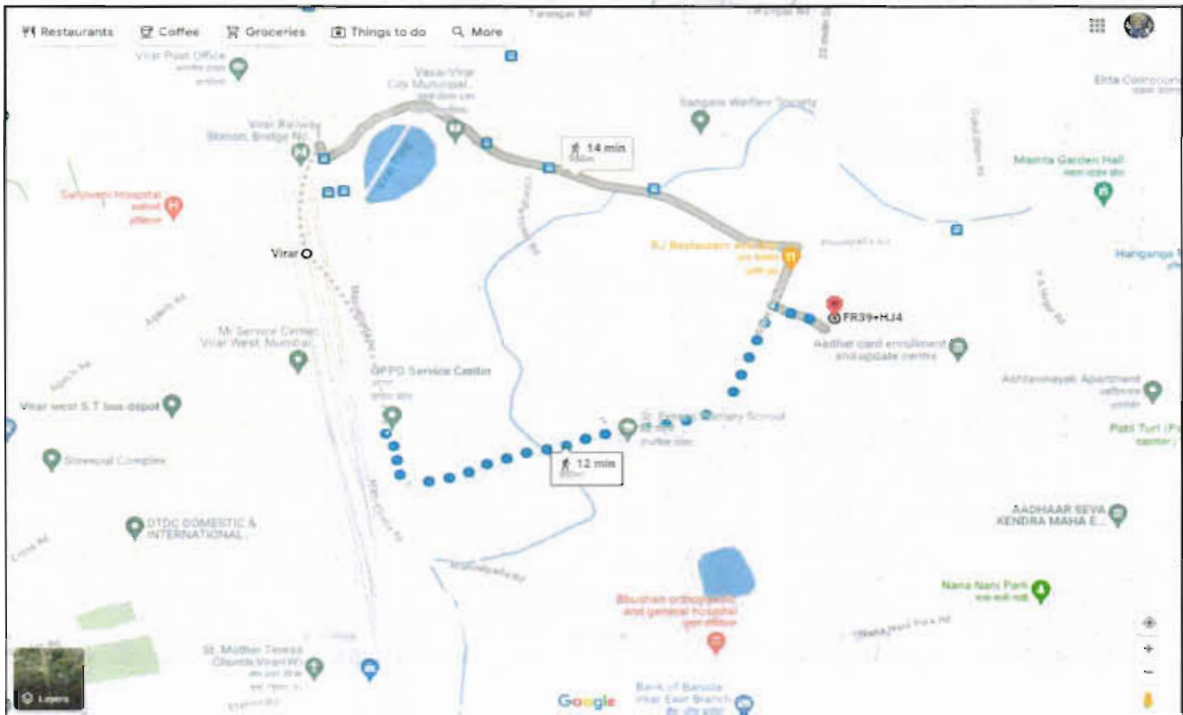
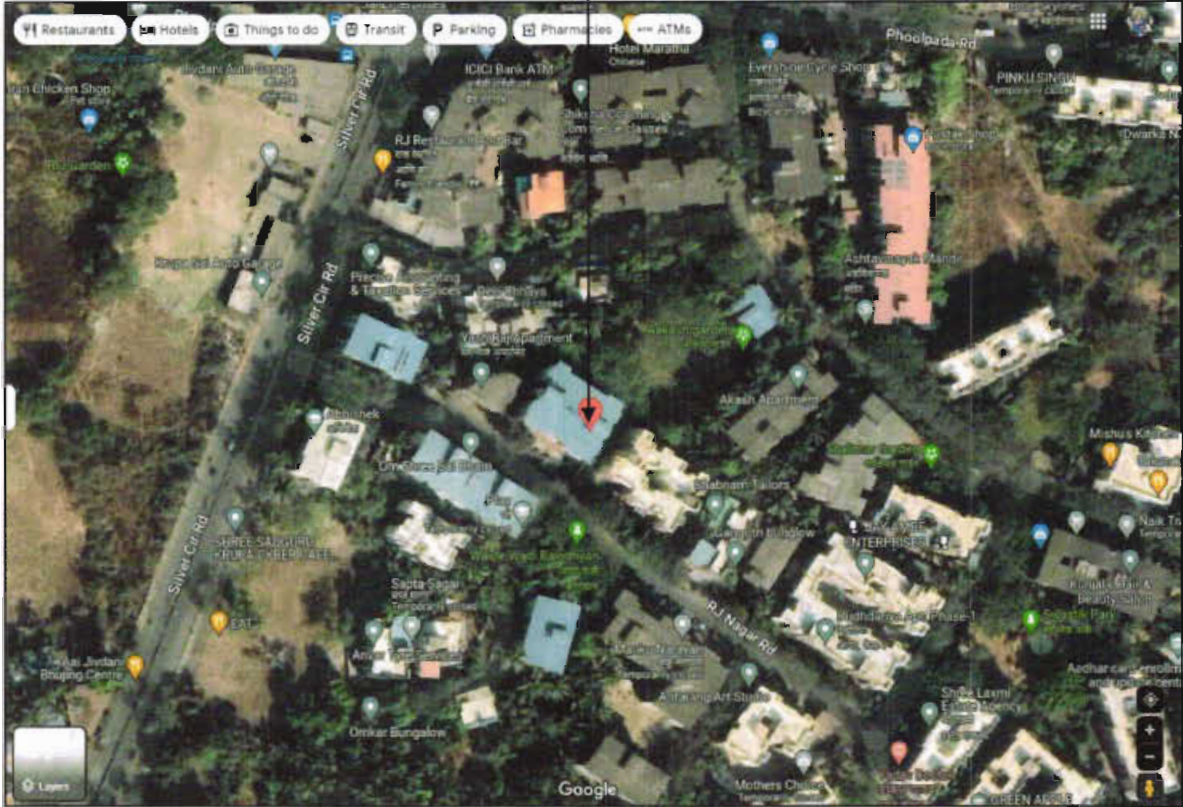


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°27'13.8"N 72°49'09.0"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 850 Mt.)



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Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,600.00			
Reduced by 15% on Flat Located on 3 rd Floor	8,640.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	48,960.00	Sq. Mtr.	4,548.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,700.00			
The difference between land rate and building rate (A – B = C)	37,260.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	41,135.00	Sq. Mtr.	3,822.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

1 BHK Flat in South Darga 2 For Sale in West East
 ₹ 25 Lacs
 ₹ 20,900/Month

1 Bedroom
 2 Bathrooms
 NA
 Bike and Car

May 25, 2023
 Immediately
 South Darga 2
 Partial

Price trends by NE Estimate
 Report what was not correct in this property
 Listed by Broker Sold Out Wrong info

Activity On This Property
 Similar Properties

Overview

Age of Building	100 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.2 Per Sq Ft/M	Flooring	Vitrified Tiles
Building Area	400 Sq Ft	Carpet Area	300 Sq Ft
Remaining Status	Done	Painting	Yes

NOBROKER

1 BHK Flat in Marikh Chs, Gokuldham Complex, West East, For Sale in Phoolpada Road, West East
 ₹ 31 Lacs
 ₹ 17,767/Month

1 Bedroom
 1 Bathroom
 NA
 Bike

Jan 12, 2023
 Immediately
 Marikh Chs, Gokuldham
 None

Price trends by NE Estimate
 Report what was not correct in this property
 Listed by Broker Sold Out Wrong info

Activity On This Property

Overview

Age of Building	100 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.2 Per Sq Ft/M	Flooring	Vitrified Tiles



Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

Mumbai (Locality of Mumbai) / North Mumbai (District of Mumbai) / Sector 1, Mira Road West, Mumbai

Posted on May 20, 2023 - Ready to move

₹38 Lac @ 7,600 per sq.ft. **1BHK 1Bath**
 Estimated EMR ₹15.29
 Flat/Apartment for Sale

NOVA STATUS: NOT AVAILABLE Website: <https://maharashtra.mahadole.gov.in/>

Overview Society Owner Details Society Reviews Recommendations Articles >

Property (2)

Area
 Built Up area: 500 sq.ft. View more

Price
 ₹ 38 Lac+ Govt Charges & Tax @ 7,600 per sq.ft. (Negotiable) View Price Details

Address
 Akshay Society
 Rj Nagar, Mira Road And Beyond

Floor Number
 2nd of 3 Floors

Property Age
 10+ Year Old

Photos (1/25)

Places nearby View All (10)

Jivdani mata Temple Virat Vinayak Mandir Shree Shree Kalimata Mandir Corporation bank ATM Axis bank ATM

NOBROKER My Bookings My Alerts Flat for Property

1 BHK Flat in Rushi Vihar Complex Phase 1 Aboke for Sale in Vihar East ₹ 31 Lacs ₹ 17,797/Month 485 sq.ft. Read Home Loan Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Vihar East / 1BHK Flat for Sale in Vihar East / Property Details

1 Bedroom Sep 24, 2023
1 Bathroom Oct 1, 2023
1B
1BHK

Get Dealer Details

Price trends by NOB Estimate

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

Activity On This Property

34 Views 3 Favourites 0 Comments

Overview

Age of Building >10 Years Ownership Type Self Owned
 Maintenance Charges ₹ 2.5 Per Sq.ft./M Financing Yes/No Yes/No
 Built up Area 485 Sq.ft. Financing Status Sold / [Apply Now](#)

Similar Properties



Sales Indicators

1409480 25-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 14094/2023 नोंदणी : Regn:63m
गावाचे नाव : विरार		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3050000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2631634	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे विरार,विभाग 3,सर्वे क्र.108,हिस्सा क्र.4,सर्वे क्र.109,हिस्सा क्र.6,सर्वे क्र.110,हिस्सा क्र.1,सदनिका क्र.203,बी वींग,दुसरा मजला,क्षेत्र 45.53 चौ.मीटर बिल्ट अप,बिल्डींग नं.06,साई सागर,साईसागर स्वप्नसागर को-ऑप. हौसिंग सोसायटी लि.,सुख सागर रेसिडेन्सी,विरार पूर्व,तालुका वसई((Survey Number : 108, 109, 110 ; HISSA NUMBER : 4, 6, 1 ;))	
(5) क्षेत्रफळ	45.53 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:-प्रदीप कुमार सिंह - वय:-44 पत्ता:-प्लॉट नं. सदनिका क्र. 1604, बी वींग, माळा नं. 16वा मजला, इमारतीचे नाव: बच्छराज लाईफस्पेस, ब्लॉक नं. वाय.के. नगर, वायके एनएक्स, रोड नं. डोंगरे, विरार पश्चिम, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BDYPS8184D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंदार विलास मेस्त्री - वय:-22; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सहकार निवास, ब्लॉक नं: न्यू अशोक नगर, रावळपाडा, रोड नं: दहिसर पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-GYQPM8457M	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	08/08/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	14094/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	213500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th September 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.

