### PROFORMA INVOICE

Dated Invoice No Vastukala Consultants (I) Pvt Ltd B1-001.U/B FLOOR. PG-4028/23-24 28-Dec-23 BOOMERANG, CHANDIVALI FARM ROAD, Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer (Bill to) Buyer's Order No. Dated **COSMOS BANK** NAUPADA BRANCH Delivery Note Date Dispatch Doc No. Kusumanjali, Opp Deodhar Hospital, Naupada 004793/2304240 THANE-WEST,4000602 Dispatched through Destination : 27AAIFM1544M1Z0 GSTIN/UIN State Name : Maharashtra, Code: 27 Terms of Delivery GST ŜI Particulars HSN/SAC Amount No. Rate 997224 18 % 1 **VALUATION FEE** 2.000.00 (Technical Inspection and Certification Services) 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 Central Tax State Tax Total Taxable Value Amount Rate Amount Tax Amount Rate 2,000.00 180.00 180.00 997224 360.00 9% 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 : ICIO ICICI BANK LTD Remarks A/c No. 340505000531 004793/2304240 Mr. Mohd. Quamar Sheikh -THANE CHARAI & ICIC0003405 Branch Residential Flat No. G-1, Ground Floor, Wing - A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd. ", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar - Manor Road, Village - Shelvali, Taluka & District - Palghar, PIN Code - 401 404, State -Maharashtra, Country - India Company's PAN : AADCV4303R Declaration VASTUKALATHANE@icici UPI Virtual ID NOTE - AS PER MSME RULES INVOICE NEED TO BE for Vastukala Consultants (I) Pvt Ltd CLEARED WITHIN 45 DAYS OR INTEREST CHARGES Pooja Dagare APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137 Authorised Signatory

This is a Computer Generated Invoice



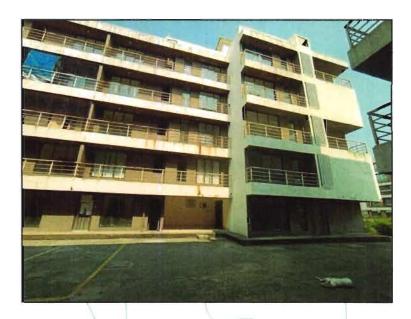


CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





# Valuation Report of the Immovable Property



# Details of the property under consideration:

Name of Owner: Mr. Mohd. Quamar Sheikh

Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar - Manor Road, Village - Shelvali, Taluka & District - Palghar, PIN Code - 401 404, State - Maharashtra, Country - India.

Latitude Longitude - 19°42'22.0"N 72°47'59.6"E

# Thirk Cosmos Bank reate

## Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) - 400 602 State - Maharashtra, Country - India.



Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at :

🦞 Mumbai ♀ Thane Nanded P Delhi NCR P Nashik

Aurangabad 📍 Pune Indore 🗣 Ahmedabad 💡 Jaipur

Rajkot 🖁 Raipur



📒 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mr. Mohd. Quamar Sheikh (4793 / 2304240) Page 2 of 19

Vastu/Thane/12/2023/4793/2304240 28/07-469-PSSH Date: 28.12.2023

# VALUATION OPINION REPORT

The property bearing Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd. ", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar - Manor Road, Village - Shelvali, Taluka & District - Palghar, PIN Code - 401 404, State - Maharashtra, Country - India belongs to Mr. Mohd. Quamar Sheikh.

Boundaries of the property.

North Building No. 9 South Building No. 13 East Internal Road West Wing - B

Considering various parameters recorded, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 19,25,000.00 (Rupees Nineteen Lakh Twenty 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 (1) PV

Manoj Chalikwar Consultants (1) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2023.12.28 15;59:22 +05'30'

Director

Auth. Sign.

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

Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai 🗣 Aurangabad 💡 Pune Thane Nanded

🕈 Delhi NCR 💡 Nashik

Indare 🕈 Ahmedabad 💡 Jaipur

🦞 Rajkot Raipur

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 Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, 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 28.12.2023 for Bank Loan Purpose		
2	Date of inspection	31.10.2023		
3	Name of the owner/ owners	Mr. Mohd. Quamar Sheikh		
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: Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India.  Contact Person: Mr. Ganesh (Bank Representative)		
		Contact No. 9820464312		
6	Location, street, ward no	Sathya Lifestyle, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar		
	Survey/ Plot no. of land	Survey No. 3/1, 3/2, 3/4 of Village – Shelvali		
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. = 304.00 (Area as per Actual Site Measurement)		



		RERA Carpet Area in Sq. Ft. = 350.00 (Area as per Agreement for sale)		
		Built Up Area in Sq. Ft. = 420.00 (Carpet Area as per Agreement + 20%)		
13	Roads, Streets or lanes on which the land is abutting	Sathya Lifestyle, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar		
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	N. A.		
	(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.	/ /		
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 Crosto		
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	₹4,000.00 Expected rental income per month			
	(iv)	Gross amount received for the whole property	N.A.			
27		ny of the occupants related to, or close to ess associates of the owner?	Information not available			
28	of fix	coarate amount being recovered for the use obtained tures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for each charges? If so, give details	N. A.			
29		details of the water and electricity charges, r, to be borne by the owner	N. A.			
30	1	the tenant to bear the whole or part of the 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 Information		Information not available			
36	1	ny dispute between landlord and tenant rding rent pending in a court of rent?	N. A.			
37	1	any standard rent been fixed for the ises under any law relating to the control nt?	N. A.			
	SAL	ES				
38	in the	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration 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.			



Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mr. Mohd. Quamar Sheikh (4793 / 2304240) Page 6 of 19

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 – 2018 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

# PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 28.12.2023 for Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India belongs to Mr. Mohd. Quamar Sheikh.

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

1.	Copy of Agreement for sale dated 06.07.2021 Between Sathya Lifestyles Private Limited (The Promoter)
	and Mr. Mohd. Quamar Sheikh (The Allottee)
2.	Copy of Occupancy Certificate No. Revenue / K-1 / T-1 / OC / SR - 06 / 2018 dated 26.12.2018 issued
	by District Collector and District Magistrate Office, Palghar.
3.	Copy of RERA Registration Certificate No. P99000006980 Dated 09.09.2021 issued by Maharashtra
	Real Estate Regulatory Authority. (Downloaded from RERA).
4.	Copy of Commencement Certificate No. 251 / 2013 – 2014 dated 28.06.2013 issued by Grampanchayat
	Shelvali.

# LOCATION:

The said building is located at Survey No. 3/1, 3/2, 3/4 of Village – Shelvali, Taluka & District – Palghar. The property falls in Residential Zone. It is at a travelling distance 4.5 Km. from Palghar Railway Station.

## **BUILDING:**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. Ground Floor is having 4 Residential Flat. The building is having 1 Lift.





### **Residential Flat:**

The residential flat under reference is situated on the Ground Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., 1 BHK with 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

### Valuation as on 28th December 2023

The Carpet Area of the Residential Flat	:	350.00 Sq. Ft.

## **Deduct Depreciation:**

Year of Construction of the building	: /	2018 (As per Occupancy Certificate)	
Expected total life of building		60 Years	
Age of the building as on 2023	:	05 Years	
Cost of Construction	- 1	420.00 X 2,500.00 = ₹ 10,50,000.00	
Depreciation		N.A Building age is below 5 years	
Amount of depreciation	:	N.A.	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 27,000.00 per Sq. M. i.e. ₹ 2,508.00 per Sq. Ft.	
Prevailing market rate		₹ 5,500.00 per Sq. Ft.	
Value of property as on 28.12.2023		350.00 Sq. Ft. X₹ 5,500.00 = ₹ 19,25,000.00	

(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)

Total Value of the property		₹ 19,25,000.00	
The realizable value of the property		₹ 16,36,250.00	_
Distress value of the property	VC	₹ 13,47,500.00	
Insurable value of the property (420 X 2,500.00)	:	₹ 10,50,000.00	
Guideline value of the property (420 X 2,508.00)	:	₹ 10,53,360.00	

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. G-1, Ground Floor, Wing – A, Building No. 11, "New Hill View Co-Op. Hsg. Soc. Ltd.", Sathya Lifestyle Phase 2, Near Yash Security Service, Palghar – Manor Road, Village - Shelvali, Taluka & District – Palghar, PIN Code – 401 404, State – Maharashtra, Country – India for this particular purpose at ₹ 19,25,000.00 (Rupees Nineteen Lakh Twenty Five Thousand Only) as on 28th December 2023.





## **NOTES**

- 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 28<sup>th</sup> December 2023 is ₹ 19,25,000.00 (Rupees Nineteen Lakh Twenty 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:

Think.Innovate.Create







# **ANNEXURE TO FORM 0-1**

# Technical details

# Main Building

1.	No. of floors and height of each floor		Ground + 4 Upper Floors		
2.		ea floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat		
		·	situated on Ground Floor		
3	Year of construction		2018 (As per Occupancy Certificate)		
$\overline{}$	4 Estimated future life		55 Years Subject to proper, preventive periodic		
			maintenance & structural repairs		
5	Type of c	onstruction- load bearing	R.C.C. Framed Structure		
		C frame/ steel frame			
6		oundations	R.C.C. Foundation		
7	Walls	7	All external walls are 9" thick and partition walls		
			are 6" thick.		
8	Partitions		6" thick brick wall		
9	Doors an	d Windows	Teak wood door frame with flush shutter door,		
			Powder Coated Aluminum sliding windows		
10	Flooring		Vitrified tiles flooring		
11	Finishing	\	Cement plastering with POP finishing		
12		and terracing	R.C.C. Slab		
13		rchitectural or decorative features,	No		
	if any	X	1		
14	(i)	Internal wiring – surface or	Concealed Capping electrification		
		conduit			
	(ii)	Class of fittings: Superior/	Concealed plumbing		
		Ordinary/ Poor.	V 1		
15	Sanitary installations		/ /		
	(i)	No. of water closets	As per Requirement		
	(ii)	No. of lavatory basins	Z 1		
	(iii)	No. of urinals			
	(iv)	No. of sink			
16	Class of f	fittings: Superior colored / superior	Ordinary		
	white/ord		J.		
17	Compour	nd wall	Not Provided		
	Height ar		Lista Crasta		
	Type of c	onstruction	vate.Create		
18	No. of lifts	s and capacity	1 Lift		
19	Undergro	ound sump – capacity and type of	R.C.C tank		
	construct				
20	Over-hea		R.C.C tank on terrace		
	Location,				
		onstruction			
21		no. and their horse power	May be provided as per requirement		
22		nd paving within the compound	Cement concrete in open spaces, etc.		
		ate area and type of paving			
23	Sewage disposal – whereas connected to		Connected to Municipal Sewerage System		
	,	wers, if septic tanks provided, no.			
	and capa	city			



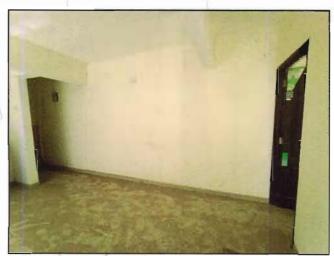
# **Actual site photographs**























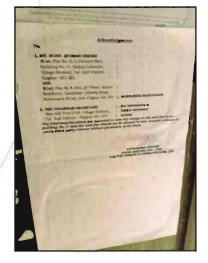
# **Actual site photographs**









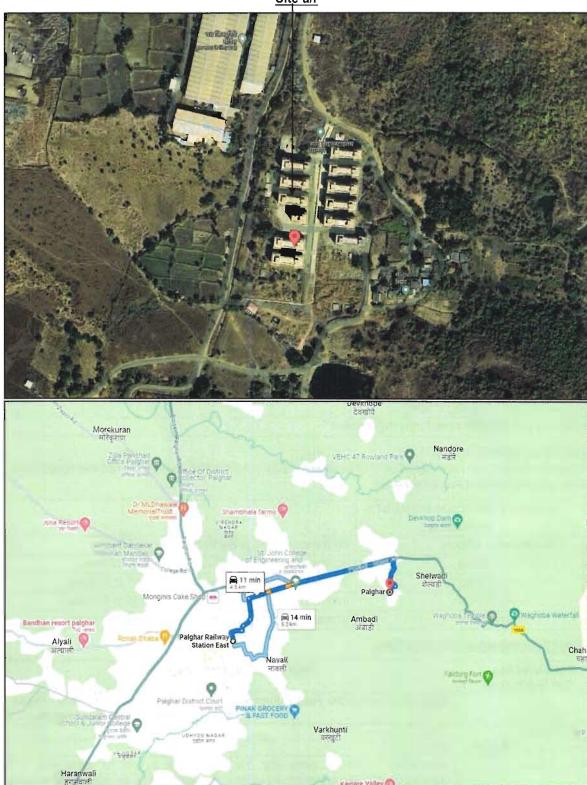






# **Route Map of the property**

Site u/r



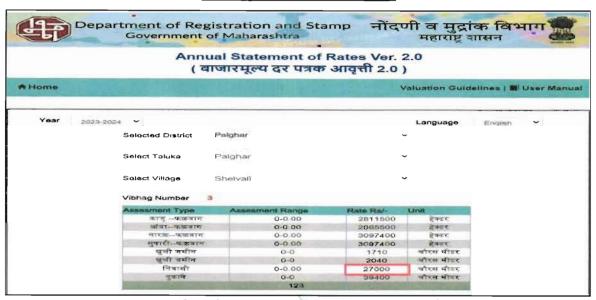
Latitude Longitude - 19°42'22.0"N 72°47'59.6"E

Note: The Blue line shows the route to site from nearest railway station (Palghar – 4.5 Km.)





# Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	27,000.00			
No Increase, Flat Located on Ground Floor	1 -			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	27,000.00	Sq. Mtr.	2,508.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	=/			
The difference between land rate and building rate	- /			
Depreciation Percentage as per table	/-			
Rate to be adopted after considering depreciation	/ -	-	-	-

## 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 Flat / 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

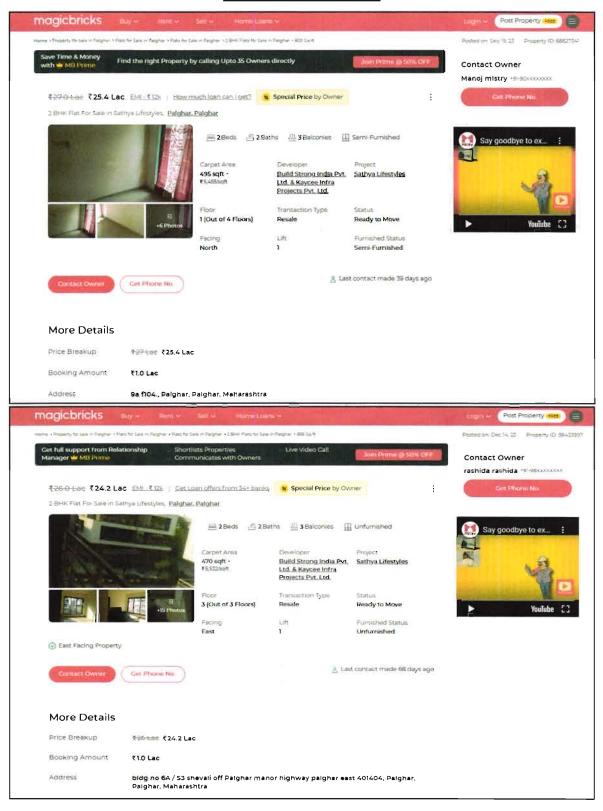
### <u>Table – D: Depreciation Percentage Table</u>

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		





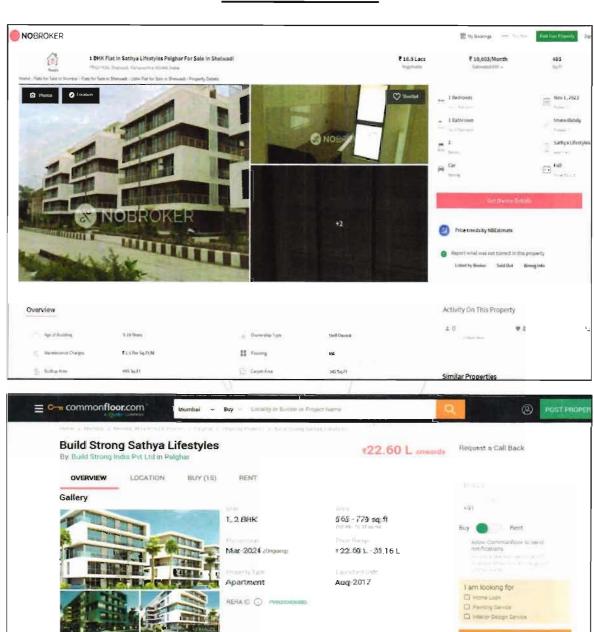
# **Price Indicators**







# **Price Indicators**





₹27.80 L-31.16 L

Unit Types

1 BHM Apartment

Yes

2 BHK Apartment



# **Sales Instance**

324542	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2
6-12-2023		दस्त क्रमांक : 1324/2023
Note:-Generated Through eSearch Module, For original report please		नोदंणी :
contact concern SRO office.		Regn:63m
	गावाचे नाव: शेलवाली (सूर्या	प्रकल्प)
(।)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1850000	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1200830.4	
(4) भू-मापन् पीटहिस्सा व घरक्रमॉक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: मौजे शेलवाली,ता. व जी. पालघर येथील सर्व्हें नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 है. आर.,सर्व्हें नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 है. आर. व सर्व्हें नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 है. आर. एकूण क्षेत्र 04-04-7 है. आर. या बिनशेत जिमनीवरील सत्या लाईफ स्टाईल्स बिल्डिंग नं. 12 या इमारतीच्या बी विंग टाईप ए-। मधील तिसऱ्या मजल्यावरील सदिनका नं. 303,चे क्षेत्र 349.65 ची. फूट म्हणजेच 32.49 ची. मी. कार्पेटचा करार( ( Survey Number : सर्व्हें नं. ३, हिस्सा नं. १ : ) )	
(5) क्षेत्रफळ	32.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(७) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुभनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माउली कंस्ट्रक्शन तर्फे प्रोप्रायटर संतोष अर्जुन नाईक वय:-49 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा शॉप नं:ए,रबी,सरीगी अवेन्यू बिल्डिंग २ ,तोडडलर पेर प्रायमरी स्कूल च्या मागे बेवरली पार्क जवळ कनाकिया पोलीस स्टेशन मीरा रोड ईस्ट ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AXVPN0137D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	<ol> <li>नाव:-मोहन धर्मा वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा सन ऑफ राम चंदर धर्मा ,रूम नं:००३,बिल्डिंग ०४,रध्मी पिंक सिटी जवळ डॉन बॉस्को स्कूल नायगाव इस्ट जूचंद्र पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-FIDPS8669K</li> </ol>	
(९) दस्तऐक्ज करुन दिल्याचा दिनांक	27/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1324/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	111000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Cantonment Area annexed to it Mumbai Metropolitan Region Urban area not mentioned in st the Annual Statement of Rates	inicipal Council, Nagarpanchayat or t, or any rural area within the limits of the Development Authority or any other ub clause (i), or the Influence Areas as per published under the Maharashtra Stamp t Value of Property) Rules, 1995.



# **Sales Instance**

2884	सूची क्र.2	दुव्यम निबंधक : दु.नि.पालघर
26-12-2023		दस्त क्रमांक : 88/2023
lote:-Generated Through eSearch Module, For original report please		नोदंणी :
ontact concern SRO office.		Regn:63m
	गावाचे नाव: शेलवाली (सूर्या	प्रकल्प)
(।)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2200000	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1649500	
(4) भू-मापन्,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: सदनिका क्र. 503,पाचवा मजला,ए विंग,बिल्डिंग नं. 3,टाईप सी 4,एस. के. हाईट्स,गाव मौजे शेलवाली,ता. पालघर,जिल्हा पालघर,विभाग क्र. 6,एकूण क्षेत्रफळ 372.22 चौ. फूट(कारपेट)+ 85.00 चौ. फूट(कारपेट)बाल्कनी.( ( Survey Number : 9, Hissa No. 1, 2 & 6 ; ) )	
(5) क्षेत्रफळ	46.74 चौ.मीटर	
(६)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 एस. के. रिअल्टर्स इंटरप्रायझेस तर्फे प्रोप्रायटर शहजादा सुलतान खान वप:-37 पत्ता:-प्सॉट नं: ऑफिस नं 7 ॲंड ६, माळा नं: -, इमारतीचे नाव: रश्मी रेजेन्सी - १, ब्लॉक नं: न्यु वसईं :-नालासोपारा लिंक रोड, रोड नं: वसई पुर्व , महाराष्ट्र, ठाणे. पिन कोड:-401208 पैंन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद आरिफ अब्दुल समद शेख वय:-28; पत्ता:-प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: बसंत गार्डन्स, ब्लॉक नं: सायन ट्रॉम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-GGJPS1684B 2): नाव:-जमीला अब्दुल समद शेख वय:-58; पत्ता:-प्लॉट नं: 27, माळा नं: -, इमारतीचे नाव: बसंत गार्डन्स, ब्लॉक नं: सायन ट्रॉम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-DUHPS5528D	
(९) दस्तऐवज करुन दिल्पाचा दिनांक	04/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	04/01/2023	
(11)अनुक्रमांक,खंड व पृष्ट	88/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुन्केद :-:	(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 Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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

This exercise is to assess Fair Market Value of the property under reference as on 28th December 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, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 19,25,000.00 (Rupees Nineteen Lakh Twenty Five Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org. c=N Date: 2023.12.28 15:59:37 +05'30'

Director

Auth. Sign

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



