

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-4028/23-24 | Dated 28-Dec-23 |
| | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | Other References |
| Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada THANE-WEST,4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27 | Buyer's Order No. | Dated |
| | Dispatch Doc No. 004793/2304240 | 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 % | 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**

Remarks:
 004793/2304240 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
 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd
Pooja Dagare
Digitally signed by Pooja Dagare
 DN: cn=Pooja Dagare, o=Vastukala Consultants (I)
 Pvt. Ltd., ou=Palghar Branch,
 email=accounts@vastukala.org, c=IN
 Date: 2023.12.28 15:48:15 +05'30'
Authorised Signatory

This is a Computer Generated Invoice



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

Valuation Prepared for:

Cosmos Bank

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 **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

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 (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.28 15:59:22 +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

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 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 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) |

| | | | |
|----|---|---|--|
| 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 | 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 Residential Flat in a building. The rate is considered as composite rate. |

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 **28th 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

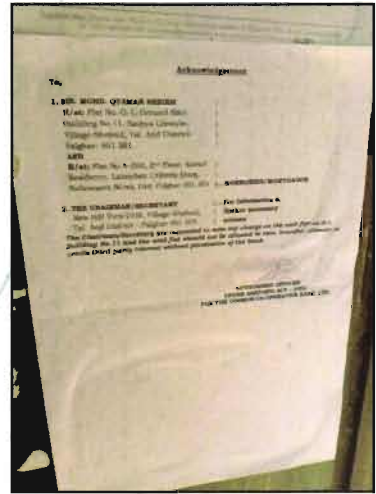
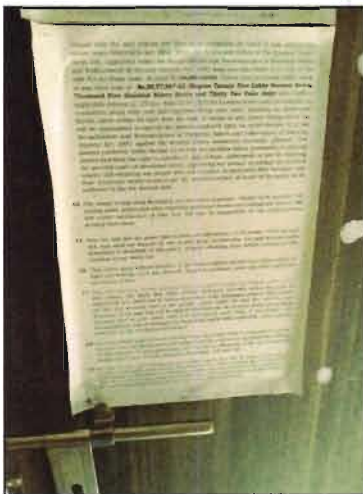
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

Actual site photographs

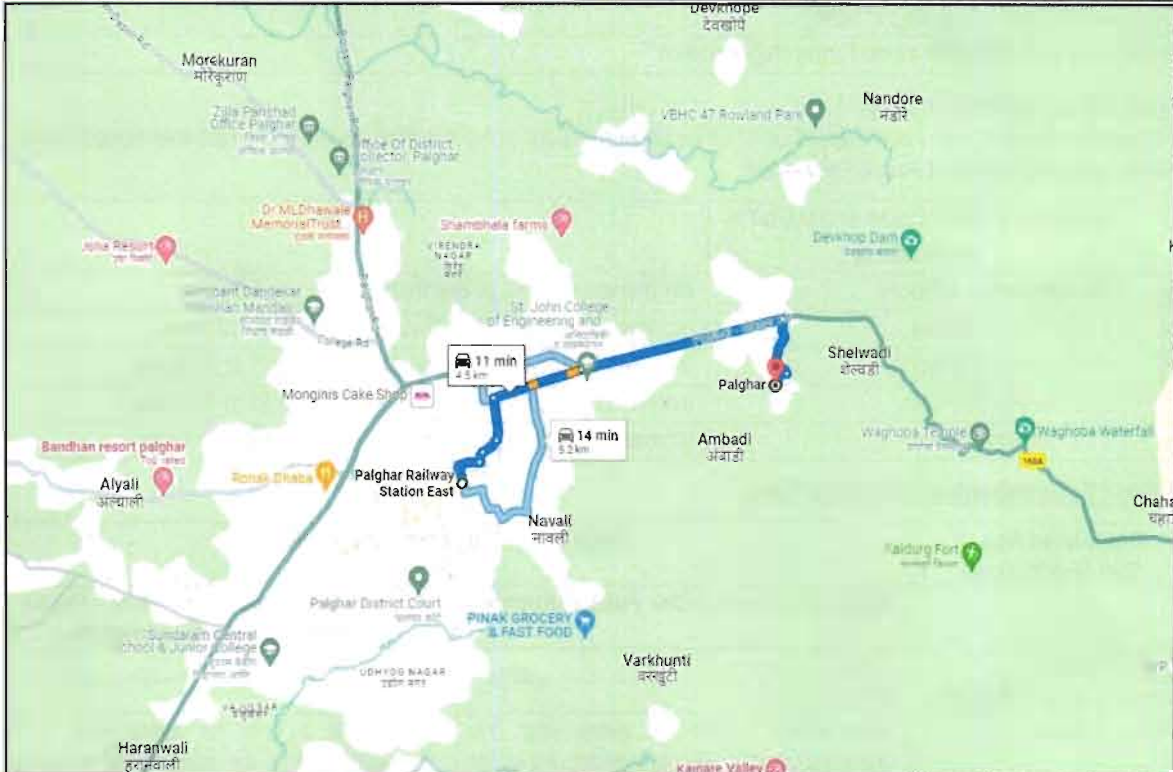


Actual site photographs



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

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 | Language: English

Selected District: Palghar

Select Taluka: Palghar

Select Village: Shelvail

Vibhag Number: 3

| Assessment Type | Assessment Range | Rate Rs/- | Unit |
|-----------------|------------------|-----------|-----------|
| काठ--फळबाग | 0-0.00 | 2811500 | इंकर |
| बाँदा--फळबाग | 0-0.00 | 2085500 | इंकर |
| माळसे--फळबाग | 0-0.00 | 3097400 | इंकर |
| मुक्तादी--फळबाग | 0-0.00 | 3097400 | इंकर |
| खुली जमीन | 0-0 | 1710 | बोरस मीटर |
| खुली जमीन | 0-0 | 2040 | बोरस मीटर |
| निव्वारी | 0-0.00 | 27000 | बोरस मीटर |
| पुकाने | 0-0 | 39400 | बोरस मीटर |
| 123 | | | |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 27,000.00 | | | |
| No Increase, Flat Located on Ground Floor | - | | | |
| 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 |

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


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **₹25**

Home > Property for sale in Palghar > Flats for Sale in Palghar > Flats for Sale in Palghar > 2 BHK Flats for Sale in Palghar > 902 Sq Ft
Posted on: Sep 19, 23 Property ID: 68627542

Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹27.6 Lac ~~₹25.4 Lac~~ EMI - ₹12k | [How much loan can I get?](#) Special Price by Owner

2 BHK Flat For Sale in Sathya Lifestyles, **Palghar, Palghar**



2 Beds 2 Baths 3 Balconies Semi-Furnished

Carpet Area: 495 sqft • ₹5455/sqft

Floor: 1 (Out of 4 Floors)

Facing: North

Developer: **Build Strong India Pvt. Ltd. & Kaycee Infra Projects Pvt. Ltd.**

Project: **Sathya Lifestyles**

Transaction Type: Resale

Lift: 1

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**


Contact Owner
Get Phone No.
Last contact made 39 days ago

Contact Owner

Manoj mistry +91-90xxxxxxx

Call Phone No.

Say goodbye to ex...



YouTube

More Details

Price Breakup: ~~₹27.6 Lac~~ **₹25.4 Lac**

Booking Amount: **₹1.0 Lac**

Address: **9a fl04., Palghar, Palghar, Maharashtra**


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **₹25**

Home > Property for sale in Palghar > Flats for Sale in Palghar > Flats for Sale in Palghar > 2 BHK Flats for Sale in Palghar > 888 Sq Ft
Posted on: Dec 14, 23 Property ID: 5843397

Get full support from Relationship Manager **MB Prime**
Shortlists Properties Communicates with Owners
Live Video Call
Join Prime @ 50% OFF

₹26.0 Lac ~~₹24.2 Lac~~ EMI - ₹12k | [Get Loan offers from 36+ banks](#) Special Price by Owner

2 BHK Flat For Sale in Sathya Lifestyles, **Palghar, Palghar**



2 Beds 2 Baths 3 Balconies Unfurnished

Carpet Area: 470 sqft • ₹5322/sqft

Floor: 3 (Out of 3 Floors)

Facing: East

Developer: **Build Strong India Pvt. Ltd. & Kaycee Infra Projects Pvt. Ltd.**

Project: **Sathya Lifestyles**

Transaction Type: Resale

Lift: 1

Status: **Ready to Move**

Furnished Status: **Unfurnished**

East Facing Property


Contact Owner
Get Phone No.
Last contact made 68 days ago

Contact Owner

rashida rashida +91-98xxxxxxx

Get Phone No.

Say goodbye to ex...



YouTube

More Details

Price Breakup: ~~₹26.0 Lac~~ **₹24.2 Lac**

Booking Amount: **₹1.0 Lac**

Address: **bidg no 6A / 53 shevli off Palghar manor highway palghar east 401404, Palghar, Palghar, Maharashtra**

Sales Instance

| | | |
|--|--|---|
| 1324542 26-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 1324/2023 नोंदणी : Regn:63m |
| गावाचे नाव : शेलवाली (सूर्या प्रकल्प) | | |
| (1) विलेखान्चा प्रकार | करारनामा | |
| (2) मोबदला | 1850000 | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1200830.4 | |
| (4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: मौजे शेलवाली.ता. व जी. पालघर येथील सर्व्हे नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर. सर्व्हे नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 हे.आर. व सर्व्हे नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 हे.आर. एकूण क्षेत्र 04-04-7 हे.आर. या बिनशेत जमिनीवरील सत्या लाईफ स्टार्स बिल्डिंग नं. 12 या इमारतीच्या बी विंग टार्प ए.1 मधील तिसऱ्या मजल्यावरील सदनिका नं. 303,चे क्षेत्र 349.65 चौ.फूट म्हणजेच 32.49 चौ.मी. कार्पेटचा करार((Survey Number : सर्व्हे नं. 3, हिस्सा नं. १ :)) | |
| (5) क्षेत्रफळ | 32.49 चौ.मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-माउली कंस्ट्रक्शन तर्फे प्रोग्रायटर संतोष अर्जुन नाईक -- वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा शॉप नं.ए/बी,सरोगी अवेन्यू बिल्डिंग २ ,तोडडलर पेर प्रायमरी स्कूल च्या मागे बेवरली पार्क जवळ कनाकिया पोलीस स्टेशन मीरा रोड ईस्ट ठाणे, बॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AXVPN0137D | |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मोहन शर्मा -- वय:-28, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा सन ऑफ राम चंदर शर्मा ,रूम नं.००३,बिल्डिंग ०४,रश्मी पिक सिटी जवळ डॉन बॉस्को स्कूल नायगाव इस्ट जूवेंद्र पालघर, बॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-FIDPS8669K | |
| (9) दस्तावेज करून 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 :- | (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. | |

Sales Instance

| | | |
|---|--|-----------------------------|
| 8884 | सूची क्र.2 | दुय्यम निबंधक : दु.नि.पालघर |
| 26-12-2023 | | दस्त क्रमांक : 88/2023 |
| Note:- Generated Through eSearch Module. For original report please contact concern SRO office. | | नोंदणी : |
| | | Regn:63m |
| गावाचे नाव : शेलवाली (सूर्या प्रकल्प) | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 2200000 | |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1649500 | |
| (4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 503,पाचवा मजला,ए विंग,बिल्डिंग नं. 3,टाईप सी 4,एस. के. हार्डिस,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 | |
| (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 एस. के. रिअल्टर्स इंटरप्रायझेस तर्फे प्रोप्रायटर शहजादा सुलतान खान -- वय:-37 पत्ता.-प्लॉट नं. ऑफिस नं 7 अँड 8, माळा नं. -, इमारतीचे नाव: रश्मी रेजेन्सी - १, ब्लॉक नं: न्यु वसई --नालासोपारा लिंक रोड, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- | |
| (8) दस्तऐवज करून देणा-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 टॉम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-GGJPSI684B 2): नाव.-जमीला अब्दुल समद शेख -- वय:-58; पत्ता.-प्लॉट नं. 27, माळा नं. -, इमारतीचे नाव: बसंत गार्डन्स, ब्लॉक नं: सायन टॉम्बे रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-DUHPS528D | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/01/2023 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 04/01/2023 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 88/2023 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 132000 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 22000 | |
| (14) शेष | | |
| सूर्यांकनासाठी 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 Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. | |

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
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

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