

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.	Dated
	PG-4645/23-24	12-Feb-24
	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.	Delivery Note Date
	006812/2304929	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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:
 006812/2304929 Mohammed Irfan Shabbir Qureshi - Residential Flat No. 103, 1st Floor, Wing - A, "Hirani Regency Complex", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District - Palghar, PIN Code - 401 501, 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
Pooja Dagare
 Digitally signed by Pooja Dagare
(The Cosmos Co-Operative Bank Ltd)
 P.W. Ltd., near Vastukala Mumbai,
 email:accounts@vastukala.org.in
 Date: 2024.02.12 17:09:34 +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: **Mohammed Irfan Shabbir Qureshi**

Residential Flat No. 103, 1st Floor, Wing - A, "**Hirani Regency Complex**", Near Viraj Shri Ram Centennial School,
Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501,
State – Maharashtra, Country – India.

Latitude Longitude - 19°50'24.6"N 72°43'31.5"E

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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/02/2024/6812/2304929
12/18-151-PSSH
Date: 12.02.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 103, 1st Floor, Wing - A, "Hirani Regency Complex", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India belongs to **Mohammed Irfan Shabbir Qureshi**.

Boundaries of the property.

North : Internal Road
South : Open Plot
East : Open Plot
West : Internal Road

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 **₹ 16,49,700.00 (Rupees Sixteen Lakh Forty Nine Thousand Seven 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
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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.12 18:06:14 +05'30'

Avinal

Auth. Sign.



www.vastukala.org

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. 103, 1st Floor, Wing - A, "Hirani Regency Complex", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, 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 12.02.2024 for Bank Loan Purpose
2	Date of inspection	09.02.2024
3	Name of the owner/ owners	Mohammed Irfan Shabbir Qureshi
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. 103, 1 st Floor, Wing - A, "Hirani Regency Complex", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India. Contact Person: Mr. Ganesh (Bank Representative) Contact No. 9820464312
6	Location, street, ward no	Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar
	Survey/ Plot no. of land	Survey No. 30/4 & 28/3 of Village - Kurgaon
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. = 364.00 Balcony Area in Sq. Ft. = 21.00 Total Carpet Area in Sq. Ft. = 385.00 (Area as per Actual Site Measurement)

		<p>Carpet Area in Sq. Ft. = 390.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 468.00 (Carpet Area as per Agreement + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), 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 (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	₹ 5,000.00 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.
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 (As per site information)
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 12.02.2024 for Residential Flat No. 103, 1st Floor, Wing - A, "**Hirani Regency Complex**", Near Viraj Shri Ram Centennial School, Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India belongs to **Mohammed Irfan Shabbir Qureshi**.

We are in receipt of the following documents:

1.	Copy of Agreement for sale dated 12.03.2021 Between Mr. Subhash Dukhi Yadav (The Transferor) and Mohammed Irfan Shabbir Qureshi (The Transferees).
2.	Copy of Commencement Certificate No. Mahsul / K-1 / T-1 / NAP / SR - 48 /1 dated 22.05.2012 issued by Upper District Collector Office, Thane.

LOCATION:

The said building is located at New Survey No. 30/4 & 28/3 of Village – Kurgaon, Boisar (West), Taluka & District – Palghar. The property falls in Residential Zone. It is at a travelling distance 7.3 Km. from Boisar 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. 1st Floor is having 4 Residential Flat. The building is not having Lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (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 12th February 2024

The Carpet Area of the Residential Flat	:	390.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	06 Years
Cost of Construction	:	468.00 X 2,500.00 = ₹ 11,70,000.00
Depreciation $\{(100-10) \times 6/60\}$:	9.00%
Amount of depreciation	:	₹ 1,05,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,100.00 per Sq. M. i.e. ₹ 4,283.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 43,554.00 per Sq. M. i.e. ₹ 4,046.00 per Sq. Ft.
Prevailing market rate	:	₹ 4,500.00 per Sq. Ft.
Value of property as on 12.02.2024	:	390.00 Sq. Ft. X ₹ 4,500.00 = ₹ 17,55,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 17,55,000.00 - ₹ 1,05,300.00 = ₹ 16,49,700.00
Total Value of the property	:	₹ 16,49,700.00
The realizable value of the property	:	₹ 14,02,245.00
Distress value of the property	:	₹ 11,54,790.00
Insurable value of the property (468 X 2,500.00)	:	₹ 11,70,000.00
Guideline value of the property (468 X 4,046.00)	:	₹ 18,93,528.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1st Floor, Wing - A, "Hirani Regency Complex", Village - Kurgaon, Boisar (West), Taluka & District – Palghar, PIN Code – 401 501, State – Maharashtra, Country – India, Country for this particular purpose at **₹ 16,49,700.00 (Rupees Sixteen Lakh Forty Nine Thousand Seven Hundred Only)** as on **12th February 2024**.

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 **12th February 2024 is ₹ 16,49,700.00 (Rupees Sixteen Lakh Forty Nine Thousand Seven 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:

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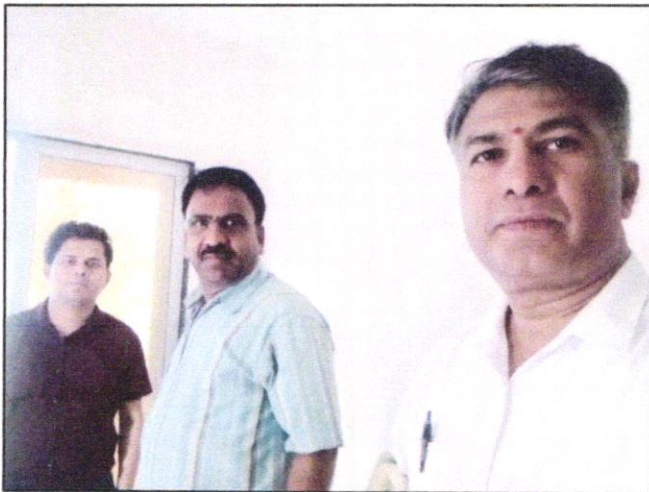
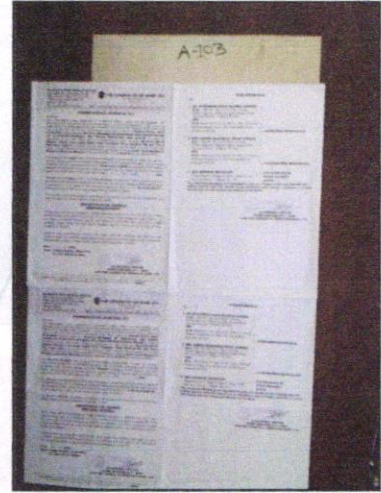
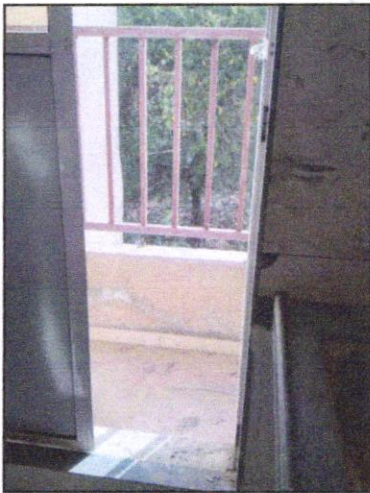
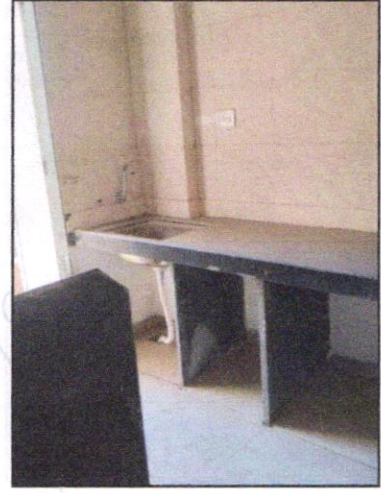
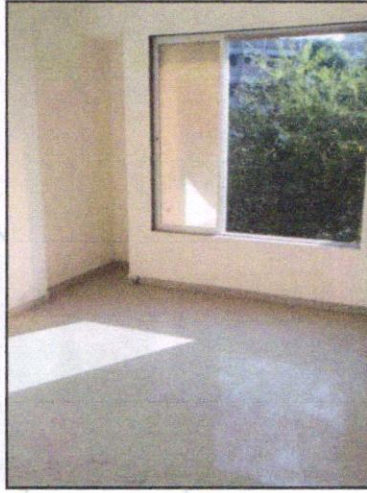
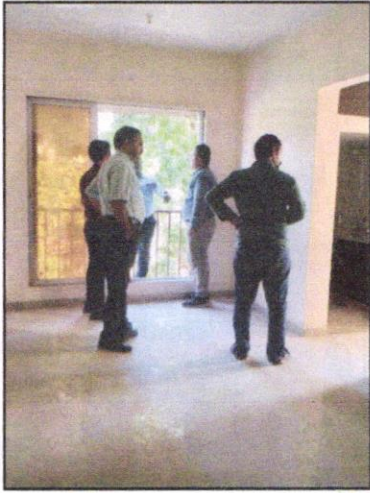


ANNEXURE TO FORM 0-1

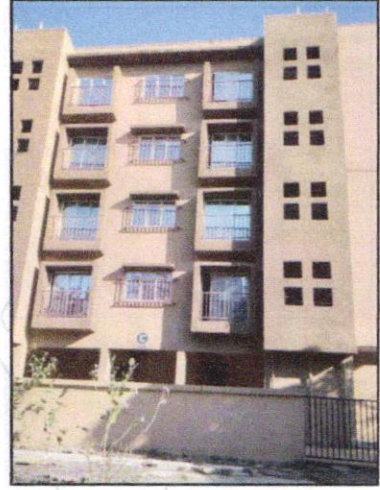
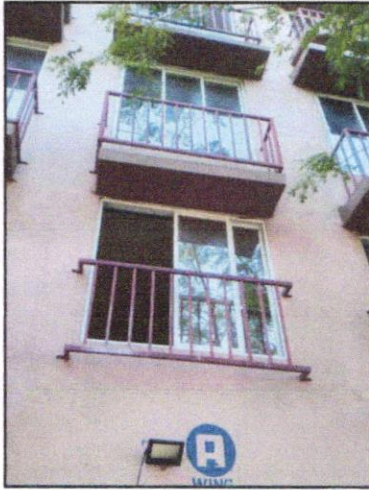
ESTOR

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2018 (As per site information)
4.	Estimated future life	54 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 shutter door, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
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 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	Not Provided
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



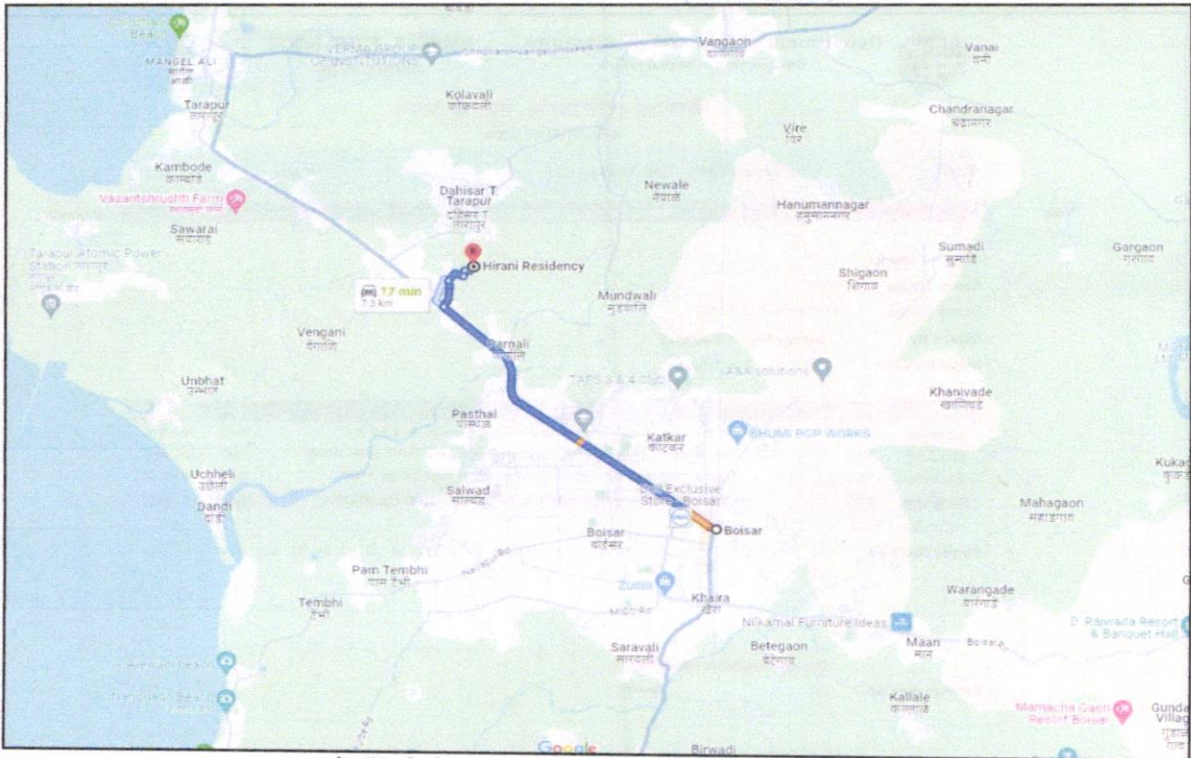
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°50'24.6"N 72°43'31.5"E


Note: The Blue line shows the route to site from nearest railway station (Boisar – 7.3 Km.)



Vastukala Consultants (I) Pvt. Ltd.
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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

Home
Valuation Rules
User Manual
Close
Feedback

Year
20232024
Annual Statement of Rates
Language
English

Selected District: पालघर

Select Taluka: पालघर

Select Village: कुर्गांव तर्फे तारापूर (10)

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

Select	विषय नं.	वर्णिकरण	दर	एकक (Sq. Ft.)
SurveyNo	27/27.1	मिठावी बदमिठा	46100	चौ. मीटर
SurveyNo	27/27.2	कार्गमळ/औद्योगिक वाड्या/मोडारुम	50500	चौ. मीटर
SurveyNo	27/27.3	दुकाने	59200	चौ. मीटर
SurveyNo	27/0	-	0	NA
SurveyNo	27/0	-	0	NA
12				


Department of Registration & Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
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Year
20232024
Annual Statement of Rates
Language
English

Selected District: पालघर

Select Taluka: पालघर

Select Village: कुर्गांव तर्फे तारापूर (10)

Search By: Survey No Location

Select Location: विनशेती झालेल्या जमिनी

Select	विषय नं.	वर्णिकरण	दर	एकक (Sq. Ft.)
SurveyNo	9/9.1	विनशेती झालेल्या जमिनी (वाड्यांचे परिचयन क्षेत्रातील महात्मानसिंधु जमिनी)	4650	चौ. मीटर
SurveyNo	9/9.2	विनशेती झालेल्या जमिनी (वाड्यांचे परिचयन क्षेत्रातील महात्मानसिंधु खेवरील उर्वरीत जमिनी)	3990	चौ. मीटर
SurveyNo	9/9.3	वाड्यांचे परिचयन क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या महात्मानसिंधु जमिनी	4030	चौ. मीटर
SurveyNo	9/9.4	वाड्यांचे परिचयन क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या उर्वरीत जमिनी	3660	चौ. मीटर
SurveyNo	9/0	-	0	NA

Survey Numbers

14, 178, 179, 182, 185, 188, 191, 192, 193, 211, 23, 24, 26, 27, 28, 30, 31, 44, 47, 53, 59, 61, 62, 63, 66, 67, 68, 75, 76, 77, 78, 79, 80, 81, 83

Survey Number is available

Enter Survey No.

Stamp Duty Ready Reckoner Market Value Rate for Flat	46,100.00			
No Reduced, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	46,100.00	Sq. Mt.	4,283.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	3,660.00			
The difference between land rate and building rate (A – B = C)	42,440.00			
Depreciation Percentage as per table (D) [100% - 6%] (Age of the Building – 6 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	43,554.00	Sq. Mt.	4,046.00	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

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Price Indicators

1 BHK Flat ₹18.0 L (EMI starts at ₹5.55 k)

520 sq ft Built Up Area | ₹2.90 K/sq ft Avg. Price | 10 Year Old Age of property | Ready to move Possession status | Lower of 4 floors | North-East facing Facing | Unfurnished Furnishing

Imax Royal Garden, Kurgaon, Bolar, Mumbai

1 BHK Independent Builder Floor ₹12.06 L (EMI starts at ₹3.35 k)

320 sq ft Built Up Area | ₹3.77 K/sq ft Avg. Price | 10 Year Old Age of property | Ready to move Possession status | Higher of 4 floors | East facing Facing | Fully Furnished Furnishing

Dimple Park, Kurgaon, Bolar, Mumbai

Special Highlights

- Close to Metro
- Close to Bus
- Close to Schools
- Close to Hospitals

Price Indicators

Hirani Regency Price & Floor Plan

Unit Type	Area (Sq. Ft.)	Price (₹)
1 BHK Apartment	347 Sq. Ft.	₹ 12.80 Lac
2 BHK Apartments	422 Sq. Ft.	₹ 14.56 Lac
2 BHK Apartments	520 Sq. Ft.	₹ 18.17 Lac

₹ 15.34 L
550 sq.ft. in ₹ 109.9

Floor Plan Unavailable
[Request Floor Plan](#)

Tour Hirani Regency: Photos & Video

What's on your mind ? Ask and get answers from our Property Experts

Hirani Regency - RERA Details

Project RERA Reg. P99000007111
Square Yards RERA Reg. 451800000454

Hirani Regency - Price List

Unit Type	Area	New Home Price
1 BHK 347 Sq Ft. Apartment	347 Sq. Ft. (Carpet)	₹ 12.80 Lac
1 BHK 422 Sq Ft. Apartment	422 Sq. Ft. (Carpet)	₹ 14.56 Lac
2 BHK 520 Sq Ft. Apartment	520 Sq. Ft. (Carpet)	₹ 18.17 Lac

Prime Member
Cashbacks and discounts worth ₹75,000

- Cashback on new property
- Discount on Home Interiors
- Loan processing fee waiver
- Complimentary Valuation & More

Sales Instance

1448542	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2
12-02-2024		दस्त क्रमांक : 1448/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कुरगाव (प्रभावं क्षेत्र)		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1683000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1673925	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गाव मौजे कुरगाव येथील सर्वे क्र.28/2/1,वरील सदनिका क्र.002,तळ मजला,बिल्डिंग नं.बी-2,शालीमार स्वयम,कुरगाव,बोईसर प 401502(क्षेत्र 370 चौ.फूट कार्पेट)((Survey Number : 28/2/1 ;))	
(5) क्षेत्रफळ	34.38 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. प्रिझम कंस्ट्रक्शन तर्फे भागीदार किशोर गिरचंदानी तर्फे कु.मु. विपुल पी. वाडिया वय:- पत्ता:-प्लॉट नं: 505, माळा नं: -, इमारतीचे नाव: शालीमार मोर्या पार्क, ब्लॉक नं: ऑफिस न्यू लिंक रोड, रोड नं: अंधेरी प, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AAHFP8872	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कोरल इंफ्रास्ट्रक्चर्स प्रायवेट लिमिटेड तर्फे ऑंधोराईसल सिग्नेटरी शैलेश कुमार अशोकलाल कोरी वय:- पत्ता:-प्लॉट नं: 210, माळा नं: -, इमारतीचे नाव: शालीमार कॉर्पोरेट सेंटर, ब्लॉक नं: 8-बी, साउथ तुकोगंज, रोड नं: इंदोर, आंध्र प्रदेश, इंदोर. पिन कोड:-45200 पॅन नं:-AACCC7751K	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1448/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	101000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	16830	
(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

566384	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर
12-02-2024		दस्त क्रमांक : 5663/2023
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1170000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1121500	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: मौजे कुरगाव,ता.पालघर येथील स.नं.28/3/1+30/3 या बिनशेती जमिनीवरील वृंदावन सिटी कॉम्प्लेक्स मधील वृंदावन सिटी-ए विंग,टाईप-ए ईमारतीच्या तळ मजल्या वरील सदनिका क्र. 007,चे क्षेत्र 22.11 चौ.मि. चर्टई हा या कराराचा विषय आहे. ((Survey Number : स.नं.28/3/1+30/3 ;))	
(5) क्षेत्रफळ	22.11 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 एस.आरए प्रोजेक्ट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे जायरेक्टर पवन अभिमन्यू सिंग तर्फे कबूलीजबाबा करिता कुलमुखत्यार धारक साधना सत्यप्रकाश सिंह - - वय:-44 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. -बी-१२०३, यशवंत एमराल्ड टॉवर, यशवंत विवा टाऊनशिप, डी-मार्ट जवळ, वसई पु. पालघर, ता. वसई पूर्व, जि.पालघर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड. -401201 पॅन नं.-ABACS2421D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-फराज फेरोज खान - - वय:-23, पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. डी ३, प्लॉट नं. १४५, मालवणी अमेया को.ऑप.हौस.सोसा. लि. आरएससी ०४, म्हाडा, मालवणी, पतंगवाला ग्राउंड, मालाड प, मुंबई-४०००९५, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400095 पॅन नं.-ITPPK8017R 2): नाव.-आयशा फेरोज खान - - वय:-50; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. डी ३, प्लॉट नं. १४५, मालवणी अमेया को.ऑप.हौस.सोसा. लि. आरएससी ०४, म्हाडा, मालवणी, पतंगवाला ग्राउंड, मालाड प, मुंबई-४०००९५, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400095 पॅन नं.-BCAPK9852M	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5663/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	70200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	11700	
(14) शीरा		
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	



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th February 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 **₹ 16,49,700.00 (Rupees Sixteen Lakh Forty Nine Thousand Seven Hundred 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: 2024.02.12 18:06:25 +05'30'

Manoj

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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