

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anil Chhotelal Patel & Mrs. Manjuladevi Anil Kumar Patel**

Residential Flat No. 304, 3rd Floor, Q Wing, Building No. 9, "Varun Residency", Sativali Road, Vasai (East),
Palghar – 401208, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'18.0"N 72°52'18.6"E

Valuation Prepared for:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, Ground Floor No. 364, 3, Jay Prakash Nagar Road No. 3, Jay Prakash Nagar,
Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.



Our Pan India Presence at :

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- 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. 304, 3rd Floor, Q Wing, Building No. 9 “Varun Residency”, Satalivi Road, Vasai (East), Palghar – 401208, State – Maharashtra, Country – India belongs to **Mr. Anil Chhotelal Patel & Mrs. Manjuladevi Anil Kumar Patel.**

Boundaries of the property.

North	:	Slum Area & Internal Road
South	:	Imperial Public School Vasai
East	:	New Life School Road
West	:	Slum Area

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 **₹ 28,50,000.00 (Rupees Twenty Eight Lakh Fifty 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**
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: 2024.03.05 16:34:59 +05'30'

Auth. Sign.



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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. 304, 3rd Floor, Q Wing, Building No. 9, "Varun Residency",
Sativali Road, Vasai (East), Palghar – 401208, 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 05.03.2024 for Bank Loan Purpose
2	Date of inspection	02.03.2024
3	Name of the owner/ owners	Mr. Anil Chhotelal Patel & Mrs. Manjuladevi Anil Kumar Patel
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	Address: Residential Flat No. 304, 3 rd Floor, Q Wing, Building No. 9, "Varun Residency", Sativali Road, Vasai (East), Palghar – 401208, State – Maharashtra, Country – India. Contact Person: Mrs. Manjuladevi Anil Kumar Patel (Owner) Contact No. 9892986559
6	Location, street, ward no	Village Sativali, Vasai Road (East), Palghar
	Survey/ Plot no. of land	Survey No. 52(Parl), Survey No. 53, Hissa No. 1/2 of Village – Sativali
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. = 336.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 50.00 Total Carpet Area in Sq. Ft. = 386.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 353.00 Balcony Area in Sq. Ft. = 27.00 Total Carpet Area in Sq. Ft. = 380.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 418.00

		(Total Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Sativali, Vasai Road (East), Palghar – 401 208.
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?	Owner Occupied
	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 VVCMC 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 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 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 – 2019 (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, Goregaon (East) Branch to assess fair market value as on 05.03.2024 for Residential Flat No. 304, 3rd Floor, Q Wing, Building No. 9, “**Varun Residency**”, Sativali Road, Vasai (East), Palghar – 401208, State – Maharashtra, Country – India belongs to **Mr. Anil Chhotelal Patel & Mrs. Manjuladevi Anil Kumar Patel**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 02.01.2019 between M/s. Varun Buildcon (the Promoter) AND Mr. Anil Chhotelal Patel & Mrs. Manjuladevi Anil Kumar Patel (the Purchasers).
2	Copy of Occupancy Certificate No. VVCMC / TP / OC / VP – 0730 / 112 / 2019-20 dated 08.11.2019 issued by Vasai Virar City Municipal Corporation.
3	Copy of Revised Development Permission No. VVCMC / TP / RDP / VP – 0730 / 088 / 2017-18 dated 27.09.2017 issued by Vasai Virar City Municipal Corporation.
4	Copy of Property Tax Receipt No. OL-23/24 dated 16.05.2023 in the name of Varun Residency issued by Vasai Virar City Municipal Corporation.
5	Copy of RERA Registration Certificate No. P99000015763 dated 22.03.2018.

LOCATION:

The said building is located at Survey No. 52(Part), Survey No. 53, Hissa No. 1/2 of Village – Sativali, Taluka – Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance 7.9 Km. from Vasai Road railway station.

BUILDING:

The building under reference is having (Part) Ground / (Part) Stilt + 7 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 5 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed + Dry Balcony Area (i.e. **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 05th March 2024

The Carpet Area of the Residential Flat	:	380.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 Years
Cost of Construction	:	418.00 X 2,500.00 = ₹ 10,45,000.00
Depreciation $\{(100-10) \times 5 / 60\}$:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,500.00 per Sq. M. i.e. ₹ 3,670.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
Value of property as on 05.03.2024	:	380.00 Sq. Ft. X ₹ 7,500.00 = ₹ 28,50,000.00

(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)

Depreciated fair value of the property as on 05.03.2024	:	₹ 28,50,000.00
Total Value of the property	:	₹ 28,50,000.00
The realizable value of the property	:	₹ 25,65,000.00
Distress value of the property	:	₹ 22,80,000.00
Insurable value of the property (418.00 X 2,500.00)	:	₹ 10,45,000.00
Guideline value of the property (418.00 X 3,670.00)	:	₹ 15,34,060.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3rd Floor, Q Wing, Building No. 9 "Varun Residency", Sativali Road, Vasai (East), Palghar – 401208, State – Maharashtra, Country – India for this particular purpose at **₹ 28,50,000.00 (Rupees Twenty Eight Lakh Fifty Thousand Only)** as on **05th March 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 **05th March 2024 is ₹ 28,50,000.00 (Rupees Twenty Eight Lakh Fifty 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:

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ANNEXURE TO FORM 0-1

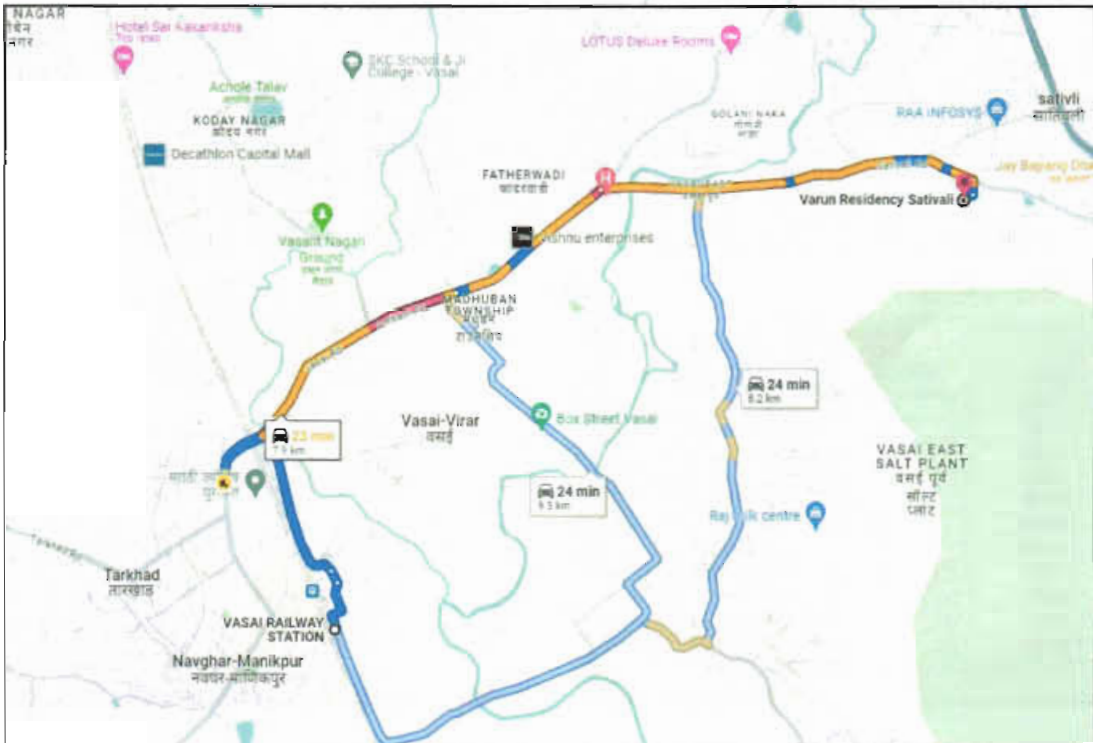
Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground / (Part) Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2019 (As per Occupancy Certificate)
4	Estimated future life	55 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 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°24'18.0"N 72°52'18.6"E


Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 7.9 Km.)



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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: Vasai

Select Village: Gavache Nav : Mauje Sativali(62)(Vas

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी घरनिका	वॉलिव	दुकाने	वॉलिविक	एकक (Rs./)
SurveyNo	1- अतिक्रिसिज जमिनी /अनजमिनी	3890	37200	42800	50100	42800	चौ. मीटर
SurveyNo	2-विकसित/विकसित झपना /अनलेप्य/ जमिनी	7640	39500	45700	50300	45700	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	39,500.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	39,500.00	Sq. Mtr.	3,670.00	Sq. Ft.

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

Sale Instance

1140079	सूची क्र.2	दुय्यम निबंधक दु.नि. वसई 1
26-02-2024		दस्त क्रमांक : 11400/2023
Note -Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी Regn 63m
गावाचे नाव : सातिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2848000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	1625500	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती : इतर माहिती: विभाग क्रमांक 6 गाव मौजे सातिवली तालुका वसई जिल्हा पालघर 401208 येथील सर्वे नं 52 पार्ट सर्वे नं 53 हिस्सा नं 1-2 वरील वरुण रेसिडेन्सी बिल्डिंग नं 9 मधील सदनिका क्र 401 चौथा मजला क्यु विंग ज्याचे क्षेत्र 32.29 चौ मी कारपेट एरिया व सोबत 2.89 चौ मी एरिया बाल्कनी. (Survey Number : सर्वे नं 52 पार्ट सर्वे नं 53 हिस्सा नं 1/2 :)	
(5) क्षेत्रफळ	35.18 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 वरुण बिल्डकॉन चे प्रोप्रायटर श्री दिपक बी चोरा लॉ कु मु श्री आकाश रमेश बनिया . वय -29 पत्ता -प्लॉट नं . , माळा नं . , इमारतीचे नाव वरुण अंबाडी रोड वसई रोड पश्चिम तालुका वसई जिल्हा पालघर , ब्लॉक नं . , रोड नं . , महाराष्ट्र, ठाणे. पिन कोड -401202 पॅन नं -AAOPV4987B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -प्रभाकर कडूबा गायकवाड -- वय -39, पत्ता -प्लॉट नं . , माळा नं . , इमारतीचे नाव हाउस नं 7451 भोईदापाडा सातिवली रोड साई बाबा मंदिर जवळ गोखीवे वसई पूर्व पालघर , ब्लॉक नं . , रोड नं . , महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -ANVPG7891B 2) नाव -रेख. प्रभाकर गायकवाड -- वय -33, पत्ता -प्लॉट नं . , माळा नं . , इमारतीचे नाव हाउस नं 7451 भोईदापाडा सातिवली रोड साई बाबा मंदिर जवळ गोखीवे वसई पूर्व पालघर , ब्लॉक नं . , रोड नं . , महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -BLAPG4677D	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	11400/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	199400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28500	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instance

655879	सूची क्र.2	दुय्यम निबंधक दु.नि. वसई 1
26-02-2024		दस्त क्रमांक : 6558/2023
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी -
		Regn.63m
गावाचे नाव : सातिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2788000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे,	1625500	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: इतर माहिती: विभाग क्रमांक 6 गाव मौजे सातिवली तालुका वसई जिल्हा पालघर 401208 येथील सर्वे नं 52 पार्ट व सर्वे नं 53 हिस्सा नं 1/2 पार्ट मधील सदनिका क्र 201 दुसरा मजला क्यू विंग वरुण रेसिडेन्सी बिल्डिंग नं 9 ज्याचे क्षेत्र 32.29 चौ मी कारपेट एरिया व क्षेत्र 2.89 चौ. मी. कारपेट बाल्कनी एरिया इतके((Survey Number : सर्वे नं 52 पार्ट व सर्वे नं 53 हिस्सा नं 1/2 पार्ट :))	
(5) क्षेत्रफळ	35.18 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/सिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -मै वरुण बिल्डकॉन चे प्रोप्रायटर श्री दिपक बी योरा तर्फे कु.मु.श्री आकाश आर बनिया -- वय -29 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव वरुण अंबाडी रोड वसई रोड पश्चिम तालुका वसई जिल्हा पालघर, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं.-AAOPV4987B	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -समाधान अग्रा मोटे -- वय -35, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव हाऊस नं जीके 01/80/5/2 बी.एच बापा सीताराम स्टोअर साई बाबा मंदिर जवळ भोईदापाडा वसई पूर्व वसई पालघर महाराष्ट्र, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-EHLPM0089G 2) नाव -वैशाली समाधान मोटे -- वय -25, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव हाऊस नं जीके 01/80/5/2 बी.एच बापा सीताराम स्टोअर साई बाबा मंदिर जवळ भोईदापाडा वसई पूर्व वसई पालघर महाराष्ट्र, ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-GTPM0389A	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6558/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	195200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27900	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **05th March 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 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.

