

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. James M. Dmello**

Residential Flat No. 104, 1<sup>st</sup> 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**

### 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, 1<sup>st</sup> 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

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 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org



Vastu/Thane/03/2024/7821/2305716  
23/16-464-PSSH  
Date: 23.03.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1<sup>st</sup> 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 **Mr. James M. Dmello**.

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 ₹ 18,27,450.00 (Rupees Eighteen Lakh Twenty Seven Thousand Four Hundred Fifty 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.

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Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Emp. No. H.O./Credit/67/2019-20



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**Valuation Report of Residential Flat No. 104, 1<sup>st</sup> 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 23.03.2024 for Bank Loan Purpose
2	Date of inspection	19.03.2024
3	Name of the owner/ owners	<b>Mr. James M. Dmello</b>
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	<b>Address:</b> Residential Flat No. 104, 1 <sup>st</sup> 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.  <b>Contact Person:</b> Mr. Rohan Rane (Bank Representative) Contact No. 9870241478
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 398.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 432.00</b> (Area as per Agreement for sale)

		<p>Built Up Area in Sq. Ft. = 518.00 (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 is 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	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	<b>IMPROVEMENTS</b>	
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	N.A.

	extent of area under owner-occupation	
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	<b>RENTS</b>	
	(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.
	<b>SALES</b>	
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.
	<b><i>COST OF CONSTRUCTION</i></b>	
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. (R)
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 22.03.2024 for Residential Flat No. 104, 1<sup>st</sup> 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 **Mr. James M. Dmello**.

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

1.	Copy of Agreement for sale dated 12.03.2021 Between Mr. Yogendra Rajbahadur Chauhan (The Transferor) and Mr. James M. Dmello (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. 1<sup>st</sup> Floor is having 4 Residential Flat. The building is not having Lift.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **1 BHK + 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 23<sup>rd</sup> March 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>432.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per site information)
Expected total life of building	:	60 Years (R)
Age of the building as on 2024	:	06 Years
Cost of Construction	:	518.00 X 2,500.00 = ₹ 12,95,000.00
Depreciation $\{(100-10) \times 6/60\}$	:	9.00%
Amount of depreciation	:	₹ 1,16,550.00
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.
<b>Value of property as on 23.03.2024</b>	<b>:</b>	<b>432.00 Sq. Ft. X ₹ 4,500.00 = ₹ 19,44,000.00</b>

(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)

<b>Depreciated fair value of the property as on 23.03.2024 (A)</b>	<b>:</b>	<b>₹ 19,44,000.00 - ₹ 1,16,550.00 = ₹ 18,27,450.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 18,27,450.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 15,53,332.50</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 12,79,215.00</b>
<b>Insurable value of the property (518 X 2,500.00)</b>	<b>:</b>	<b>₹ 12,95,000.00</b>
<b>Guideline value of the property (518 X 4,046.00)</b>	<b>:</b>	<b>₹ 20,95,828.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1<sup>st</sup> 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 **₹ 18,27,450.00 (Rupees Eighteen Lakh Twenty Seven Thousand Four Hundred Fifty Only)** as on **23<sup>rd</sup> March 2024**.

## **NOTES**

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23<sup>rd</sup> March 2024 is ₹ 18,27,450.00 (Rupees Eighteen Lakh Twenty Seven Thousand Four Hundred Fifty 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:

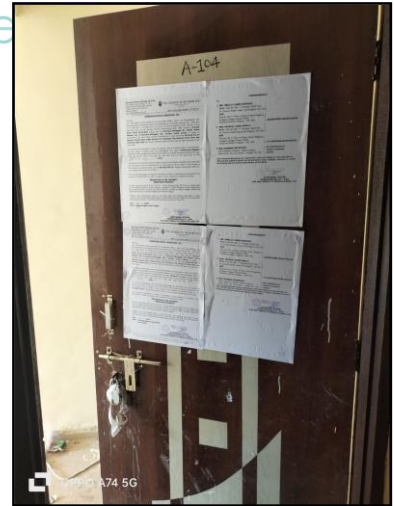
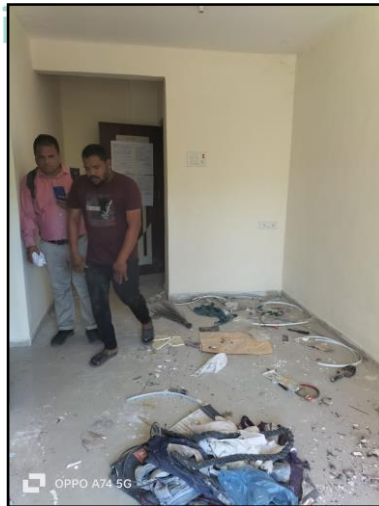
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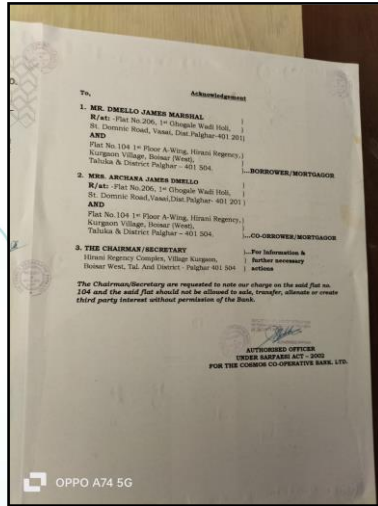
**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
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 <sup>st</sup> 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 Aluminium 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	
	(i) No. of water closets	As per Requirement
	(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	
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

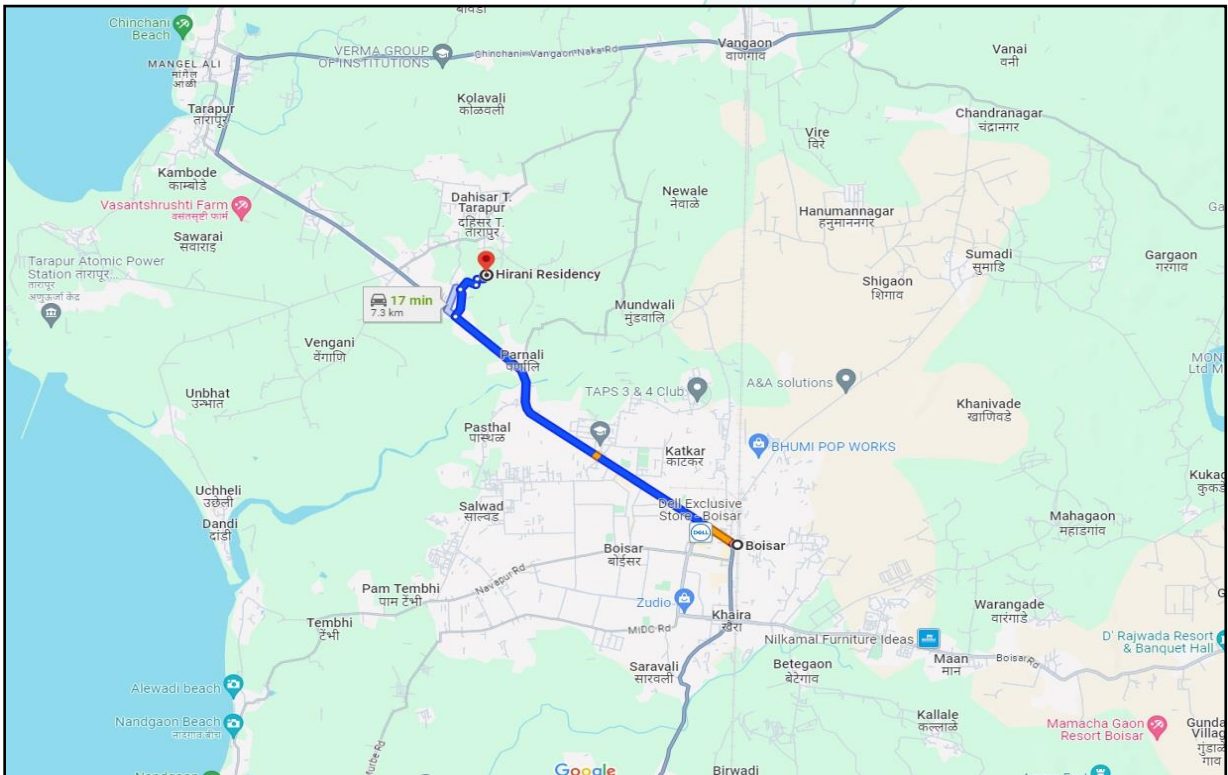


## Actual site photographs



## 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.)**

## Ready Reckoner Rate


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Feedback

Year: 20232024
Language: English

Selected District: पालघर  
 Select Taluka: पालघर  
 Select Village: कुरगांव तर्फे तारापूर (10)  
 Search By:  Survey No  Location  
 Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	निवासी सदनिका	46100	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/औद्योगिक गाळा/पोडाऊन	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
 
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Year: 20232024
Language: English

Selected District: पालघर  
 Select Taluka: पालघर  
 Select Village: कुरगांव तर्फे तारापूर (10)  
 Search By:  Survey No  Location  
 Select Location: विनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.1	विनशेती झालेल्या जमिनी (गावठाण परिषद क्षेत्रातील महामार्गासमूह जमिनी)	4650	चौ. मीटर
SurveyNo	9/9.2	विनशेती झालेल्या जमिनी (गावठाण परिषद क्षेत्रातील महामार्गासमूह व्यतिरीक्त उर्वरित जमिनी)	3990	चौ. मीटर
SurveyNo	9/9.3	गावठाण परिषद क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या महामार्गासमूह जमिनी	4030	चौ. मीटर
SurveyNo	9/9.4	गावठाण परिषद क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या उर्वरित 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 <b>Flat</b>	46,100.00			
No Reduced, Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>46,100.00</b>	<b>Sq. Mt.</b>	<b>4,283.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</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%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>43,554.00</b>	<b>Sq. Mt.</b>	<b>4,046.00</b>	<b>Sq. Ft.</b>

**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.

	<b>Floor on which flat is Located</b>	<b>Rate to be adopted</b>
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**

<b>Completed Age of Building in Years</b>	<b>Value in percent after depreciation</b>	
	<b>R.C.C. Structure / other Pukka Structure</b>	<b>Cessed Building, Half or Semi – Pukka Structure &amp; Kaccha Structure.</b>
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

**HOUSING.COM** Buy In Mumbai

Home / Mumbai / Boisar / Apartment for Sale in Boisar / 1 BHK Flat

Last updated: Jan 23, 2024

**1 BHK Flat** ₹18.0 L EMI starts at ₹9.53 K  
₹2.90 K/sq.ft

By IMAX INFRA BUILDERS & DEVELOPERS  
Imax Royal Garden, Kurgaon, Boisar, Mumbai

**OFFERS** Zero brokerage Know More

**Contact Owner**

Hall

620 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

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORD

**Why 1 BHK Flat in , Boisar for sale - Mumbai | Housing.com?**

- Volley Ball and Badminton Space for the residents to enjoy their favorite sport
- Senior Citizen's Corner for the elderly people to spend time
- Party Lawn to celebrate memorable moments

Property Location  
Imax Royal Garden, Kurgaon, Boisar, Mumbai

Great choice! Nice neighborhood around

**Contact Seller**  
Sanket Nak  
Owner  
+9190042....

Please share your contact

Name

+91 Phone

**HOUSING.COM** Buy In Mumbai

Home / Mumbai / Boisar / Builder Floor for Sale in Boisar / 1 BHK Independent Builder Floor

Last updated: Jan 23, 2024

**1 BHK Independent Builder Floor** ₹12.06 L EMI starts at ₹6.39 K  
₹3.77 K/sq.ft

Kurgaon, Boisar, Mumbai

**Contact Seller**

Hall

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

OVERVIEW AMENITIES PRICE TRENDS LOCALITY CALCULATOR

**Special Highlights**

- 24x7 Security
- Security Guards
- Close to Mall
- Entrance on East Side

Property Location  
Kurgaon, Boisar, Mumbai

Around This Property

Great choice! Nice neighborhood around

**Contact Seller**  
DisposalHub Bank Auction Property  
Housing Prime Agent  
+9193100....

Please share your contact

Name

+91 Phone

# Price Indicators

**Hirani Regency Price & Floor Plan**

1 BHK Apartment | 2 BHK Apartment

347.00 SQ.FT | 368.00 SQ.FT | **381.00 SQ.FT** | 402.00 SQ.FT | 422.00 SQ.FT

1 BHK | ₹ 13.34 L  
Carpet Area : 381.00 sq.ft | EMI starts at ₹7.06 K

Floor Plan Unavailable  
[Request Floor Plan](#)

Tour Hirani Regency: Photos & Video

Project Tour & Photos

**square yards** | Mumbai | Buy | Rent | Projects | Agents | Services | Resources | Data Intelligence | Prime Member

Overview | Regulatory Information | Price List | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | Quick Links

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**Hirani Regency - RERA Details**

Project RERA Reg. P99000007111  
Square Yards RERA Reg. A51800000454

**Hirani Regency - Price List**

Unit Type	Area	New Home Price*
1 BHK 347 Sq. Ft. Apartment	347 Sq. Ft. (Carpet)	₹ 12.00 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

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- Zero Brokerage
- Full Service Support
- Lowest Price Guaranteed

**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	<b>सूची क्र.2</b>	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.		नोदणी : Regn:63m
<b>गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1683000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद 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 मिरचंदानी तर्फे कु.मु. विपुल पी. वाडिया वय:- पत्ता:-प्लॉट नं: 505, माळा नं: -, इमारतीचे नाव: शालीमार मोर्या पार्क, ब्लॉक नं: ऑफ न्यु लिंक रोड, रोड नं: अंधेरी प, महाराष्ट्र, मुम्बई. 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 ऑथोराईस्ड सिग्रेटरी 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, ंआद्वीा 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	<b>सूची क्र.2</b>	दुयम 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
<b>गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1170000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद 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. चटई 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.एसआरए प्रोजेक्ट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर पवन अभिमन्यू सिंग तर्फे कबुलीजबाबा 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)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	

## Sales Instance

40184	<b>सूची क्र.2</b>	दुयम विबंधक : दु.नि.पालघर
20-03-2024		दस्त क्रमांक : 401/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मौबदता	1400000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1121500	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(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 तिसऱ्या मजल्या वरील सदनिका क्र. 304,चे क्षेत्र 22.11 चौ.मि. चटई( ( Survey Number : स.नं.28/3/1+30/3 ; ) )	
(5) क्षेत्रफळ	22.11 चौ.मीटर	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.यासिंहन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.मे.एस.आर. प्रोजेक्ट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर पवन अभिमन्यू सिंग तर्फे कबुलीजबाबा करिता कुलमुख्यार धारक साधना सत्यप्रकाश सिंह - - वय-44 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-१२०३, यशवंत एमराळ टॉवर, यशवंत विवा टाऊनशिप, डी-मार्ट जवळ, वसई पु. पालघर, ता. वसई पूर्व, जि.पालघर, ब्लॉक नं. -, रौड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-ABACS2421D	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.सतिश निमराव सरगर - - वय-39, पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. अहिल्यानगर, तासुर्णे, पुणे - 413114, ब्लॉक नं. -, रौड नं. -, महाराष्ट्र, PUNE. पिन कोड:-413114 पॅन नं.-FULPS2653K	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2024	
(11)अनुक्रमांक,खंड व पूह	401/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	84000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	14000	
(14)धैरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुकोट :-	(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 **23<sup>rd</sup> 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 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 **₹ 18,27,450.00 (Rupees Eighteen Lakh Twenty Seven Thousand Four Hundred Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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