



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Biswajit Swapan Das & Mrs. Pampa Biswajit Das**

Residential Flat No. 412, 4th Floor, "**Sai Gopal Apartment**", Sai Gopal Welfare Society, Shiv Mandir Road
Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209
State - Maharashtra, Country - India.

Latitude Longitude - 19°26'00.6"N 72°49'26.4"E

Intended User: **Cosmos Bank**

Malad (East) Branch

Shop Nos. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad (East), Mumbai – 400 097
State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



VALUATION OPINION REPORT

The property bearing Residential Flat No. 412, 4th Floor, “**Sai Gopal Apartment**”, Sai Gopal Welfare Society, Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, Country - India belongs to **Mr. Biswajit Swapan Das & Mrs. Pampa Biswajit Das.**

Boundaries of the property.

North : Shiv Mandir Road
South : Omkar Apartment
East : Open Ground / Sai Dham Apartment
West : Sai Shraddha Apartment

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **9,50,700.00 (Rupees Nine Lakh Fifty 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.

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

Auth. Sign.




Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



Valuation Report of Residential Flat No. 412, 4th Floor, "Sai Gopal Apartment", Sai Gopal Welfare Society, Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, 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 market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2	Date of inspection	03.04.2024
3	Name of the owner/ owners	Mr. Biswajit Swapan Das & Mrs. Pampa Biswajit Das
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 is not available
5	Brief description of the property	Address: Residential Flat No. 412, 4th Floor, "Sai Gopal Apartment", Sai Gopal Welfare Society, Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State - Maharashtra, Country - India. Contact Person: Mr. Anand Pawar (Tenant) Contact No.: 8143216258
6	Location, street, ward no	Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar
7	Survey/ Plot no. of land	Survey No. 188, Hissa No. 14(pt) of Village - More
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. = 190.00 (Area as per Actual Site Measurement)

		Built-up Area in Sq. Ft. = 359.00 (Area as per Agreement) Carpet Area in Sq. Ft. = 217.00 (Area as per Approved Building Plan) Built-up Area in Sq. Ft. = 260.00 (Area as per Approved Plan + 20%)
13	Roads, Streets or lanes on which the land is abutting	Shiv Mandir Road
14	If freehold or leasehold land	Freehold
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?	Tenant 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 CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Anand Pawar
	(ii) Portions in their occupation	Entire flat
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 2,200.00 Present rental income per month
	(iv) Gross amount received for the whole property	Information not available
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	Information not available
29	Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 Construction – 2008 (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: As per actual measurement Carpet Area is 190.00 Sq. Ft. and Built-up Area is 359.00 Sq. Ft. which is mentioned in the provided Agreement to us. The loading factor of Built-up Area to measured Carpet area is 60%. Hence, for the purpose of valuation we have considered Carpet Area of 217 Sq. Ft. as per approved building plan.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 06.04.2024 for Residential Flat No. 412, 4th Floor, “**Sai Gopal Apartment**”, Sai Gopal Welfare Society, Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State – Maharashtra, Country – India belongs to **Mr. Biswajit Swapan Das & Mrs. Pampa Biswajit Das.**

We are in receipt of the following documents:

1	Copy of Agreement dated 03.05.2010 between M/s. Sai Gopal Enterprises Builders and Developers (the Builders) AND Mr. Biswajit Swapan Das & Mrs. Pampa Biswajit Das (the Purchaser).
2	Copy of Approved Building Plan Vide No. CIDCO / VVSR / AM / BP-1358 / E / 834 of 20.09.2007 issued by CIDCO.

LOCATION:

The said building is located at land bearing Survey No. 188, Hissa No. 14(pt) of Village – More, Taluka – Vasai, District – Palghar, within the area of Sub-Registrar Vasai – II at Nallasopara. The property falls in Residential Zone. It is at a travelling distance of 2.3 km. from Nallasopara railway station.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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. 4th Floor is having 21 Residential Flats. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of Living Room + Kitchen + WC + Bath Passage (i.e., **1RK with WC & Bath**). The residential flat finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 6th April 2024

The Carper Area of the Residential Flat	:	217.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	260.00 X 2,500.00 = ₹ 6,50,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation	:	₹ 1,56,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,360.00 per Sq. M. i.e. ₹ 3,657.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 34,918.00 per Sq. M. i.e. ₹ 3,244.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,100.00 per Sq. Ft.
Value of property as on 06.04.2024	:	217.00 Sq. Ft. X ₹ 5,100.00 = ₹ 11,06,700.00

(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)

Depreciated fair value of the property as on 06.04.2024	:	₹ 11,06,700.00 - ₹ 1,56,000.00 = ₹ 9,50,700.00
Total Value of the property	:	₹ 9,50,700.00
The realizable value of the property	:	₹ 8,08,095.00
Distress value of the property	:	₹ 6,65,490.00
Insurable value of the property (260 X 2,500.00)	:	₹ 6,50,000.00
Guideline value of the property (260 X 3,244.00)	:	₹ 8,43,440.00



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 412, 4th Floor, “**Sai Gopal Apartment**”, Sai Gopal Welfare Society, Shiv Mandir Road, Near Moreshwar School, Moregaon, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State – Maharashtra, Country – India for this particular purpose at **₹ 9,50,700.00 (Rupees Nine Lakh Fifty Thousand Seven Hundred Only)** as on **6th April 2024**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **6th April 2024 is ₹ 9,50,700.00 (Rupees Nine Lakh Fifty 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:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

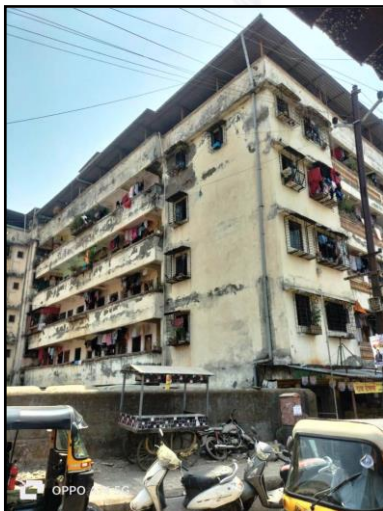
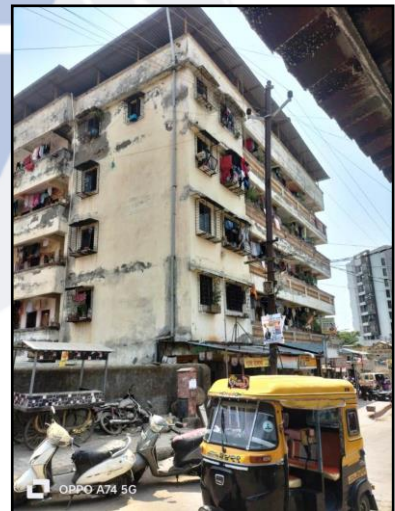
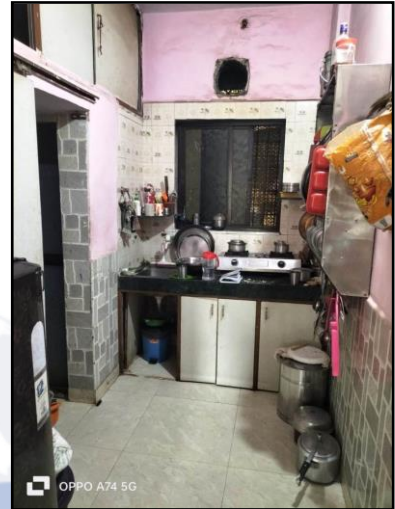
An ISO 9001 : 2015 Certified Company



ANNEXURE TO FORM 0-1

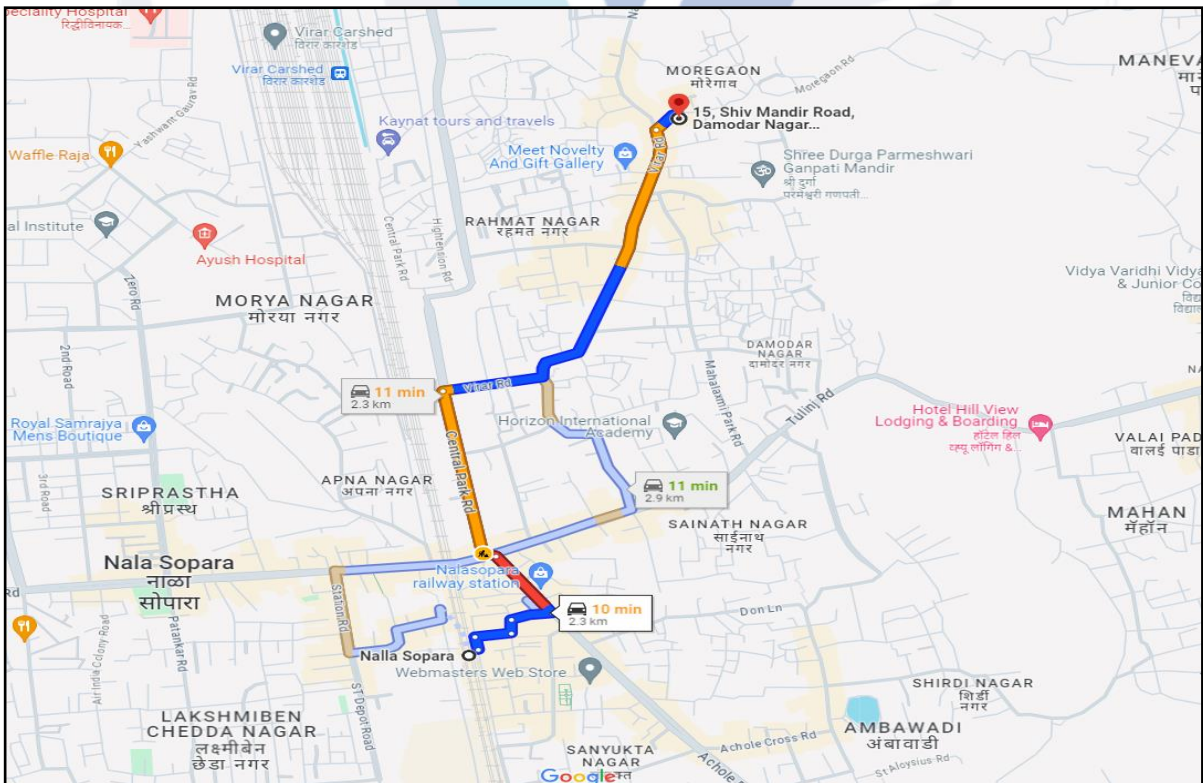
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2008 (As per Site Information)
4	Estimated future life	44 Years 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 shutters, Powder coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. slab roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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



Route Map of the property

Site u/r



Latitude Longitude - 19°26'00.6"N 72°49'26.4"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara - 2.3 km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

	Department of Registration & Stamps Government of Maharashtra	नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन																	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन																			
वाजारमूल्य दर पत्रक																			
Home	Valuation Rules	User Manual	Close Feedback																
Annual Statement of Rates																			
Year 2024-2025	Selected District पालघर		Language English																
	Select Taluka वसई	Select Village मीजे (गांव) मोरे																	
	Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location																		
	Enter Survey No 188	<input type="button" value="Search"/>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>उपविभाग</th> <th>सुली जमीन</th> <th>निवासी सदनिका</th> <th>ऑफिस</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>एकक (Rs./)</th> <th>Attribute</th> </tr> <tr> <td>7-रहिव्वास व इतर तत्सम अनुज्ञेय वापरातील जमिनी</td> <td>11600</td> <td style="border: 2px solid red;">49200</td> <td>56600</td> <td>62900</td> <td>56600</td> <td>चौ. मीटर</td> <td>सर्व्हे नंबर</td> </tr> </table>				उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute	7-रहिव्वास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	11600	49200	56600	62900	56600	चौ. मीटर	सर्व्हे नंबर
उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute												
7-रहिव्वास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	11600	49200	56600	62900	56600	चौ. मीटर	सर्व्हे नंबर												

Stamp Duty Ready Reckoner Market Value Rate for Flat	49,200.00			
20% Decrease for flat located on 4 th floors	9,840.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	39,360.00	Sq. Mtr.	3,657.00	Sq. Ft.
(A)				
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,600.00			
The difference between land rate and building rate (A – B = C)	27,760.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	34,918.00	Sq. Mtr.	3,244.00	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

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property in Mumbai > Oswal Nagari > Builder Floor for Sale in Oswal Nagari > 1 BHK > 445 Sq-ft

Get full support from Relationship Manager 👑 MB Prime

- ✓ Shortlists Properties
- ✓ Live Video Call
- ✓ Communicates with Owners

Join Prime @ 50% OFF

₹37.0 Lac

EMI - ₹17k | [Get pre-approved loan](#)

1 BHK Builder Floor For Sale in **Oswal Nagari, Mumbai**

1 Bed | 1 Bath | Semi-Furnished

Carpet Area 600 sqft ₹6,167/sqft	Floor 1 (Out of 4 Floors)	Transaction Type Resale
Status Ready to Move	Facing West	Lift NaN
Furnished Status Semi-Furnished	Car Parking 1 Open	Type Of Ownership Freehold

📍 Opp U S English Academy and Sai Baba Temple

Contact Owner

Get Phone No.

👤 Last contact made 71 days ago

More Details

Price Breakup ₹37 Lac | ₹900 Monthly

Booking Amount ₹5.0 Lac

Address **Baba Regency, Oswal Nagri, Oswal Nagari, Mumbai - Mira Road and Beyond, Maharashtra**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property in Mumbai > Nalasopara East > Apartment in Nalasopara East > 1 BHK > 540 Sq-ft

Save Time & Money with 👑 MB Prime

Find the right Property by calling Upto 35 Owners directly

Join Prime @ 50% OFF

₹30.5 Lac

EMI - ₹14k | [How much loan can I get?](#)

540 Sq-ft 1 BHK Flat For Sale in **Nalasopara East, Mumbai**

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area 540 sqft ₹5,648/sqft	Floor 2 (Out of 3 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Furnished Status Unfurnished
Type Of Ownership Co-operative Society	Age Of Construction Above 20 years	

📍 East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 24 days ago

More Details

Price Breakup ₹30.5 Lac

Address **F204, New Hill View CHS, Taki Road, Nalasopara - Eas, Nalasopara East, Mumbai - Mira Road and Beyond, Maharashtra**

Furnishing **Unfurnished**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sales Instance

3/30/24, 5:00 PM		freesearchigrservice.maharashtra.gov.in/IsarItaHTMLReportSuchiKramank2_RegLive.aspx	
742180	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2	
30-03-2024		दस्त क्रमांक : 7421/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m	
गावाचे नाव : मोरे			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	1250000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1238000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: गाव मीजे मोरे,स नं 188,हिस्सा नं 14(पार्ट),विभाग 7,सदनिका क्र. 317,तिसरा मजला,साई गोपाळ अपार्टमेंट,क्षेत्र 29.6 चौ. मी. बिल्ट अप((Survey Number : स नं 188, हिस्सा नं 14(पार्ट) ;))		
(5) क्षेत्रफळ	29.6 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:-मच्छिंद्र नामदेव खामकर - - वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं 317, साई ,मोरेगाव, नालासोपारा पू ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AXUPK0628H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धीका सुरेंद्र यादव - - वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: तबेला, गावदेवी रोड, इंदिरा चौकजवळ, काजूपाडा, पोईसर, कांदिवली पू मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AQGPY7556H		
(9) दस्तऐवज करून दिल्याचा दिनांक	04/05/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	04/05/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	7421/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	87500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12500		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchigrservice.maharashtra.gov.in/IsarItaHTMLReportSuchiKramank2_RegLive.aspx			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on **6th April 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 ₹ 9,50,700.00 (Rupees Nine Lakh Fifty Thousand Seven Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.