



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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. Milind Damodar Aparadh**

Residential Flat No. B-202, 2<sup>nd</sup> Floor, Wing - B, Bhagyatara Apartment, "Bhagyatara Co-Op. Hsg. Soc. Ltd.",  
Manvel Pada Road, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar,  
PIN - 401 305, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'36.6"N 72°49'26.4"E

### Intended User:

**Cosmos Bank**

**Malad (East) Branch**

Shop No. 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.org](mailto:mumbai@vastukala.org)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-202, 2<sup>nd</sup> Floor, Wing - B, Bhagyatara Apartment, "**Bhagyatara Co-Op. Hsg. Soc. Ltd.**", Manvel Pada Road, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN - 401 305, State – Maharashtra, Country – India belongs to **Mr. Milind Damodar Aparadh.**

### Boundaries of the property.

North	:	Internal Road
South	:	M Baria Grace CHSL
East	:	Jai Bhavani Apartment
West	:	Shree Ashtvinayak Tower No. 9

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 SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 41,85,000.00 (Rupees Forty-One Lakh Eighty-Five Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl. Valuation Report

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

ou=CMD, email=cmd@vastukala.org, c=IN

Date: 2024.04.03 15:22:58 +05'30'

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.org

www.vastukala.co.in

**Valuation Report of Residential Flat No. B-202, 2<sup>nd</sup> Floor, Wing - B,  
Bhagyatara Apartment, "Bhagyatara Co-Op. Hsg. Soc. Ltd.", Manvel Pada Road, Village – Virar, Virar (East),  
Taluka – Vasai, District – Palghar,**

PIN - 401 305, 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	<b>To assess fair market value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose.</b>
2	Date of inspection	01.04.2024
3	Name of the owner/ owners	<b>Mr. Milind Damodar Aparadh</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. B-202, 2 <sup>nd</sup> Floor, Wing - B, Bhagyatara Apartment, "Bhagyatara Co-Op. Hsg. Soc. Ltd.", Manvel Pada Road, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN - 401 305, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Milind Damodar Aparadh (Owner) Contact No. 9323366171
6	Location, street, ward no	Manvel Pada Road
7	Survey/ Plot no. of land	Survey No. 155, Hissa No. 2B of Village Virar
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, 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. = 500.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 600.00</b>

		<b>(Carpet Area + 20% on measured area)</b> Super Built Up Area in Sq. Ft. = 750.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Manvel Pada Road
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.
	<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?	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	<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	₹ 8,500.00 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	N. A.

	up on, the basis of arriving at the land rate	
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
	<b>Remark:</b> As per actual site measurement, the Carpet Area is 500.00 Sq. Ft. & Super Built-up Area mentioned in the agreement is 750.00 Sq. Ft. The loading on Measured carpet to Super Built-up is 50%, hence, we have considered lower area i.e. measured area over 20% loading.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch To assess fair market value as on 03.04.2024 for Residential Flat No. B-202, 2<sup>nd</sup> Floor, Wing - B, Bhagyatara Apartment, "**Bhagyatara Co-Op. Hsg. Soc. Ltd.**", Manvel Pada Road, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN - 401 305, State – Maharashtra, Country – India belongs to **Mr. Milind Damodar Aparadh.**

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

1	Copy of Agreement for Sale dated 15.06.2007 Between M/s. Bhagyatara Construction (The Builders) and Mr. Milind Damodar Aparadh (The Purchaser).
2	Copy of Occupancy Certificate No. CIDCO / VVSR / OC / BP – 3780 / E / 723 dated 15.02.2010 issued by CIDCO.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / OC / BP – 3780 / E / 1419 dated 21.12.2006 issued by CIDCO.
4	Copy of Electricity Bill Consumer No. 001521899405 dated 26.03.2024 in the name of Mr. Milind Damodar Aparadh issued by MSEDCL.

### LOCATION:

The said building is located at Survey No. 155, Hissa No. 2B of Village Virar. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Virar 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 staircase is of R.C.C. with R.C.C. trades. The building is used for both residential purposes. 2<sup>nd</sup> is having 3 Residential Flats. The building is not having lift.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. The Residential Flat is finished with Vitrified tile flooring, Teak wood door frame with solid flush door, Powder Coated Aluminum Sliding Window, Concealed electrification & plumbing etc. The internal condition of flat is Good.

**Valuation as on 3<sup>rd</sup> April 2024**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>600.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	600.00 X 2,500.00 = ₹ 15,00,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 3,15,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 48,510.00 per Sq. M. i.e., ₹ 4,507.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 43,595.00 per Sq. M. i.e., ₹ 4,050.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
<b>Value of property as on 03.04.2024</b>	<b>:</b>	<b>600.00 Sq. Ft. X ₹ 7,500.00 = ₹ 45,00,000.00</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 03.04.2024</b>	<b>:</b>	<b>₹ 45,00,000.00 - ₹ 3,15,000.00 = ₹ 41,85,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 41,85,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 35,57,250.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 29,29,500.00</b>
<b>Insurable value of the property (600 X 2,500.00)</b>	<b>:</b>	<b>₹ 15,00,000.00</b>
<b>Guideline value of the property (600 X 4,050.00)</b>	<b>:</b>	<b>₹ 24,30,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-202, 2<sup>nd</sup> Floor, Wing - B, Bhagyatara Apartment, "Bhagyatara Co-Op. Hsg. Soc. Ltd.", Manvel Pada Road, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN - 401 305, State – Maharashtra, Country – India for this particular purpose at **₹ 41,85,000.00 (Rupees Forty-One Lakh Eighty-Five Thousand Only)** as on **3<sup>rd</sup> April 2024**.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



### NOTES

1. I, Sharadkumar 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 **3<sup>rd</sup> April 2024** is **₹ 41,85,000.00 (Rupees Forty-One Lakh Eighty-Five Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

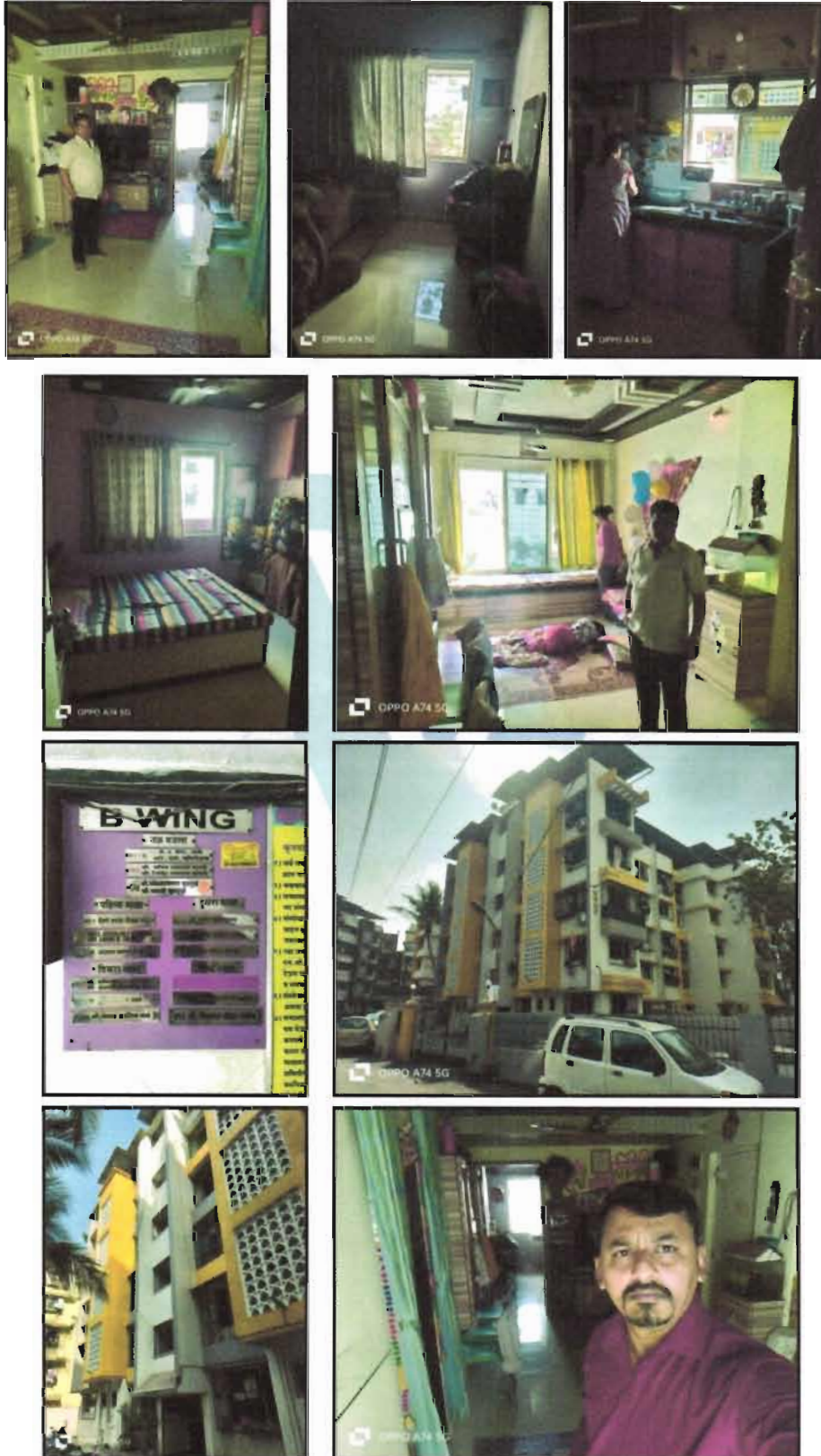




**ANNEXURE TO FORM 0-1**

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 2 <sup>nd</sup> Floor
3	Year of construction	2010 (As per Occupancy Certificate)
4	Estimated future life	46 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 solid flush door Powder coated aluminium sliding window
10	Flooring	Vitrified tile flooring
11	Finishing	Cement plastering with POP finished
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	
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Not provided
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

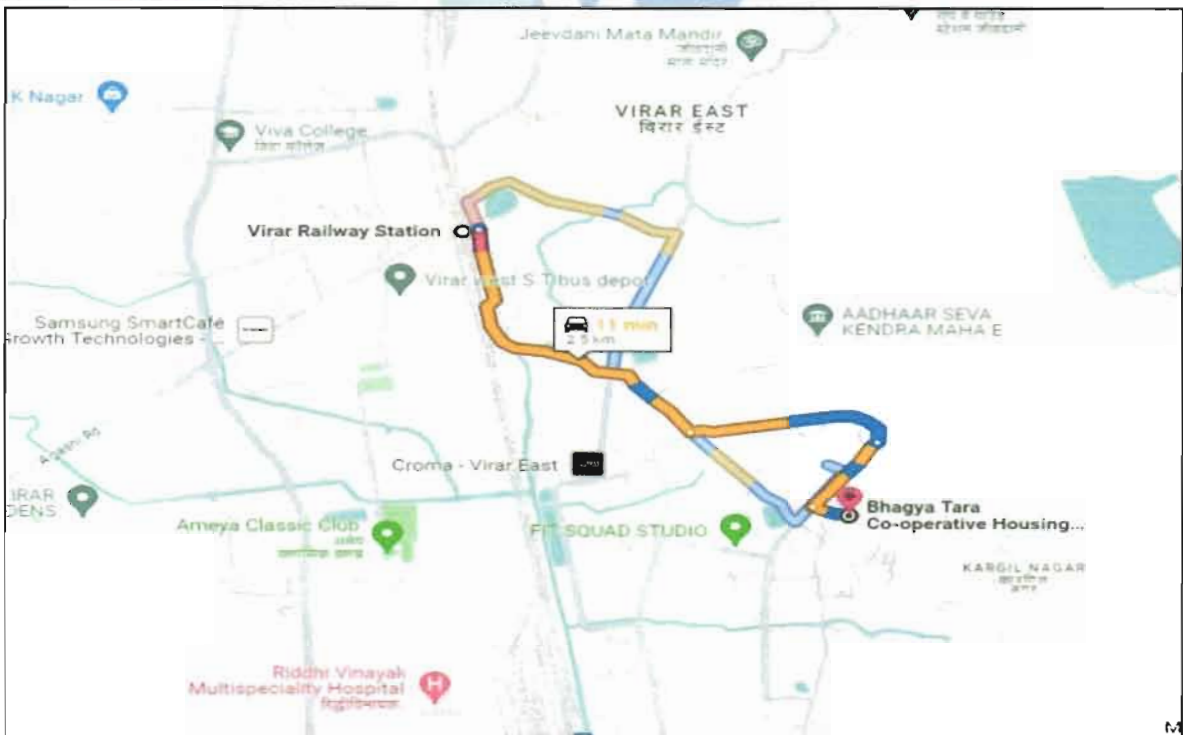
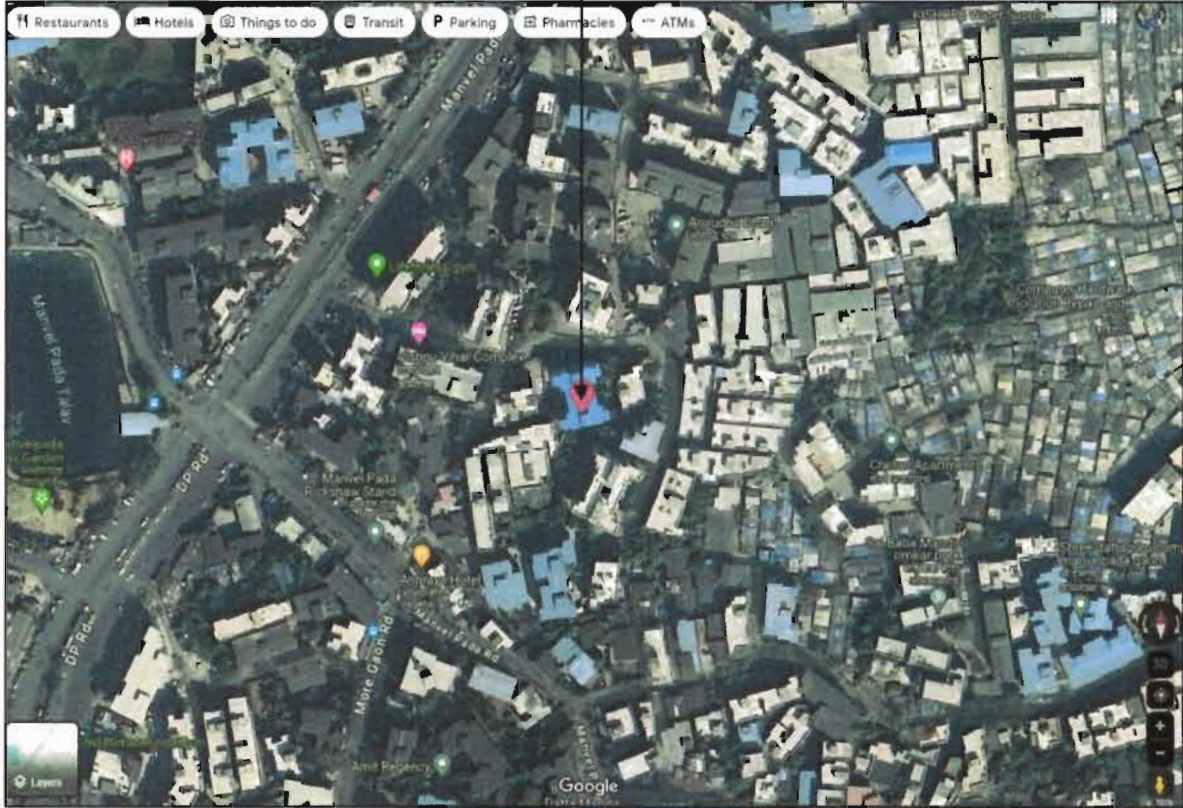
### Actual site photographs





## Route Map of the property

Site u/r



Latitude Longitude - 19°26'36.6"N 72°49'26.4"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 2.4 Km.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company







## Price Indicators

**NOBROKER**

**2 BHK Flat in Vishnu Vihar Complex Bldg No. 7 For Sale in Vihar East**

₹ 42 Lacs  
₹ 24,072/Month  
600 Sq Ft

Home: Flats for Sale in Mumbai | Flats for Sale in Vihar East | 2BHK Flat for Sale in Vihar East | Property Details

Photos Location

2 Bedroom  
1 Bathroom  
NA  
Bike

Oct 25, 2023  
Immediately  
Vishnu Vihar Compl...  
Partial

Get Owner Details

Report what was not correct of this property  
Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

**Overview**

Age of Building	188 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.3 Per Sq Ft/M	Flooring	Marble Tiles
Buildup Area	1000 Sq Ft	Furnishing Status	Unfurnished

Activity On This Property

110 0 150

**NOBROKER**

**2 BHK Flat in Shree Astavinayak Tower For Sale in Vihar East**

₹ 47 Lacs  
₹ 20,937/Month  
666 Sq Ft

Home: Flats for Sale in Mumbai | Flats for Sale in Vihar East | 2BHK Flat for Sale in Vihar East | Property Details

Photos Location

2 Bedroom  
1 Bathroom  
04  
Car

Jan 20, 2024  
Immediately  
Shree Astavinayak T...  
Full

Get Owner Details

Report what was not correct of this property  
Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

**Overview**

Age of Building	140 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.9 Per Sq Ft/M	Flooring	Marble Granite
Buildup Area	1000 Sq Ft	Carpet Area	436 Sq Ft

Activity On This Property

57 1 12

Similar Properties

## Sales Instance

2047880 02-04-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 20478/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : विरार</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2250000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1652574	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: गाव मौजे विरार, सर्व्हे नं 155, हिस्सा नं 2 बी या मिळकतीवरील भाग्यतारा अपार्टमेंट, भाग्यतारा को-ऑप हौसिंग सोसायटी लि इमारतीमधील सदनिका क्रं जी-2, तळ मजला, एरिया 330 चौ फुट बिल्टअप म्हणजेच एरिया 30.66 चौ मी बिल्टअप, विंग - ए ( ( Survey Number : सर्व्हे नं 155 ; ) )	
(5) क्षेत्रफळ	30.66 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुरेश नारायण कौरगांवकर -- वय:- 52 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/002, भाग्यतारा को-ऑप हौसिंग सोसायटी लि, एम. बारिया हाईट्सच्या मागे, मनवेलपाडा रोड, विरार पु.ता वसई, जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 401305 पॅन नं:- AXZPK9799E 2): नाव:- स्वाती सुरेश कौरगांवकर -- वय:- 42 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/002, भाग्यतारा को-ऑप हौसिंग सोसायटी लि, एम. बारिया हाईट्सच्या मागे, मनवेलपाडा रोड, विरार पु.ता वसई, जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 401305 पॅन नं:- BQXPK8910R	
(8) दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुरज अरुण कुवार -- वय:- 28; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: महाकाली शिवशंकर नगर, महाकाली मंदिर, न्यु आग्रीपाडा, वाकोला, सांताक्रुझ पु.मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400055 पॅन नं:- CKXPK5783K 2): नाव:- ओवी सुरज कुवार -- वय:- 23; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: महाकाली शिवशंकर नगर, महाकाली मंदिर, न्यु आग्रीपाडा, वाकोला, सांताक्रुझ पु.मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400055 पॅन नं:- AGBPF7694Q	
(9) दस्तावेज करून दिल्याचा दिनांक	17/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	20478/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	157500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22500	

## Sales Instance

1527080	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. वसई 2
02-04-2024		दस्त क्रमांक : 15270/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : विरार</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1903209	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे विरार,स नं 179,153,155,156,151,हि नं 1/10,4,2/ए,1 ए/2,2ए,व इतर,विभाग 5,सदनिका क्र 402,चौथा मजला,बि नं 4,विष्णु विहार कॉम्प्लेक्स,विष्णु विहार कॉम्प्लेक्स बि नं 4 को ऑ हौ सो लि,क्षेत्र 35.31 चौ मी बिल्टअप.( ( Survey Number : 179,153,155,156,151, हि नं 1/10,4,2/ए,1 ए/2,2ए, व इतर, ; ) )	
(5) क्षेत्रफळ	35.31 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:-अभिजीत अशोक राणे - वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 402,बि नं 4,विष्णु विहार कॉम्प्लेक्स बि नं 4 सोसायटी,मनवेलपाडा रोड,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AUQPR4474B 2): नाव:-अस्मिता अशोक राणे तर्फे कु मु अभिजीत अशोक राणे - वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 402,बि नं 4,विष्णु विहार कॉम्प्लेक्स बि नं 4 सोसायटी,मनवेलपाडा रोड,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AWKPR4084K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक अशोक राणे - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए 804, शिवराम पार्क,लालशेठ कॅम्पाउंड, भांडुप प,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AUQPR4476D	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15270/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000	
(14)शेरा		



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI)** purpose as on dated **3<sup>rd</sup> April 2024**.

The term **Fair Market 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.

### 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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose at **₹ 41,85,000.00 (Rupees Forty-One Lakh Eighty-Five Thousand Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.04.03 15:23:21 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

