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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mafatlal V. Jain**

Residential Flat No. 503, 5th Floor, 'E' Wing, Building No. 2, "**Sigrun Splendor Co-op. Hsg. Soc. Ltd.**"
under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East)
Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude - 19°23'45.2"N 72°50'37.7"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
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

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5th Floor, 'E' Wing, Building No. 2, "**Sigrun Splendor Co-op. Hsg. Soc. Ltd.**", under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mafatal V. Jain.**

Boundaries of the property.

North : Building "Konark Embassy"
South : Konark Residential Building
East : Bungalow
West : Veer Savarkar Road

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 ₹ **64,73,400.00 (Rupees Sixty-Four Lakh Seventy-Three Thousand Four Hundred Only).**

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

Hence certified

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.19 14:23:36 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Valuation Report of Residential Flat No. 503, 5th Floor, 'E' Wing, Building No. 2, "Sigrun Splendor Co-op. Hsg. Soc. Ltd.", under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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 19.04.2024 for Bank Loan Purpose
2	Date of inspection	04.04.2024
3	Name of the owner/ owners	Mafatlal V. Jain
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 503, 5 th Floor, 'E' Wing, Building No. 2, "s Co-op. Hsg. Soc. Ltd.", under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India. Contact Person: Mr. Jomon George (Tenant) Contact No.: 8108748712
6	Location, street, ward no	Under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar
7	Survey/ Plot no. of land	Survey No. 86/1, 86/2/1, 86/2/2, 86/3, 87/4, 87/5/1, 87/6, 90/4, 90/10 of Village - Gokhiware.
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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 704.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 56.00 Niche Area in Sq. Ft. = 14.00

		Total Area in Sq. Ft. = 774.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 729.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 875.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Veer Savarkar 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 from 2 months
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.

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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (Approx.)
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.
	Remarks:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 19.04.2024 for 1 Residential Flat No. 503, 5th Floor, 'E' Wing, Building No. 2, "**Sigrun Splendor Co-op. Hsg. Soc. Ltd.**", under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mafatlal V. Jain**.

We are in receipt of the following documents:

1	Copy of Premises Ownership Agreement dated 23.05.2007 between M/s. Sigrun Realities Limited (the Developers) AND Mafatlal V. Jain (the Purchaser).
2	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP-3601 / E / 628 dated 27.05.2004 issued by CIDCO.
3	Copy of Amended Plan Approval Letter No. CIDCO / VVSR / AM / BP-3601 / E / 2075 dated 07/07/2005 for Residential / Residential with Shopline Buildings issued by CIDCO.

LOCATION:

The said building is located at bearing Survey No. 86/1, 86/2/1, 86/2/2, 86/3, 87/4, 87/5/1, 87/6, 90/4, 90/10 of Village - Gokhiware, Taluka - Vasai, District - Palghar. The property falls in Residential Zone. It is at a travelling distance 4.9 km. from Vasai railway station.

BUILDING:

The building under reference is having Ground (pt) + Stilt (pt) + 7th 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. 5th Floor is having 4 Residential Flats. The building has 1 Lift.



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Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of Living with Dining Area + Kitchen + 3 Bedrooms + Cupboard Area + 2 Toilets + Passage + Dry Balcony Area + Flowerbed Area (i.e., **3BHK 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 etc.

Valuation as on 19th April 2024

The Carpet Area of the Residential Flat	:	729.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	875.00 X 2500.00 = ₹ 21,87,500.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation	:	₹ 5,25,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 60,585.00 per Sq. M. i.e. ₹ 5,628.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 52,859.00 per Sq. M. i.e. ₹ 4,911.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,600.00 per Sq. Ft.
Value of property as on 19.04.2024	:	729.00 Sq. Ft. X ₹ 9,600.00 = ₹ 69,98,400.00

(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 19.04.2024	:	₹ 69,98,400.00 - ₹ 5,25,000.00 = ₹ 64,73,400.00
Total Value of the property	:	₹ 64,73,400.00
The realizable value of the property	:	₹ 58,26,060.00
Distress value of the property	:	₹ 51,78,720.00
Insurable value of the property (875 X 2,500.00)	:	₹ 21,87,500.00
Guideline value of the property (875 X 4,911.00)	:	₹ 42,97,125.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5th Floor, 'E' Wing, Building No. 2, "Sigrun Splendor Co-op. Hsg. Soc. Ltd.", under "Madhuban Township Group Housing Scheme", Opp. Evershine Gate, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at **₹ 64,73,400.00 (Rupees Sixty Four Lakh Seventy Three Thousand Four Hundred Only)** as on 19th April 2024.



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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 **19th April 2024 is ₹ 64,73,400.00 (Rupees Sixty Four Lakh Seventy Three Thousand Four Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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



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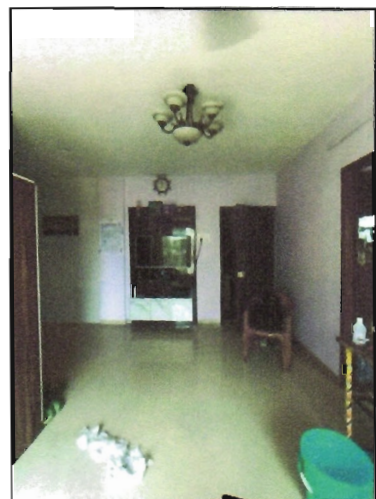
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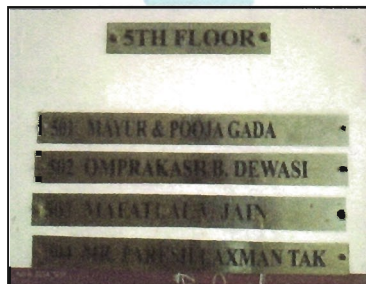
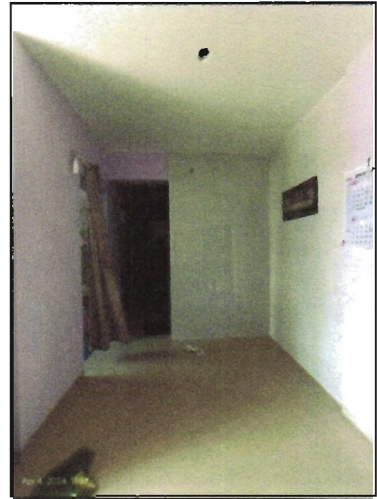
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (pt) + Stilt (pt) + 7 TH Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2008 (Approx.)
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 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 & 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	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

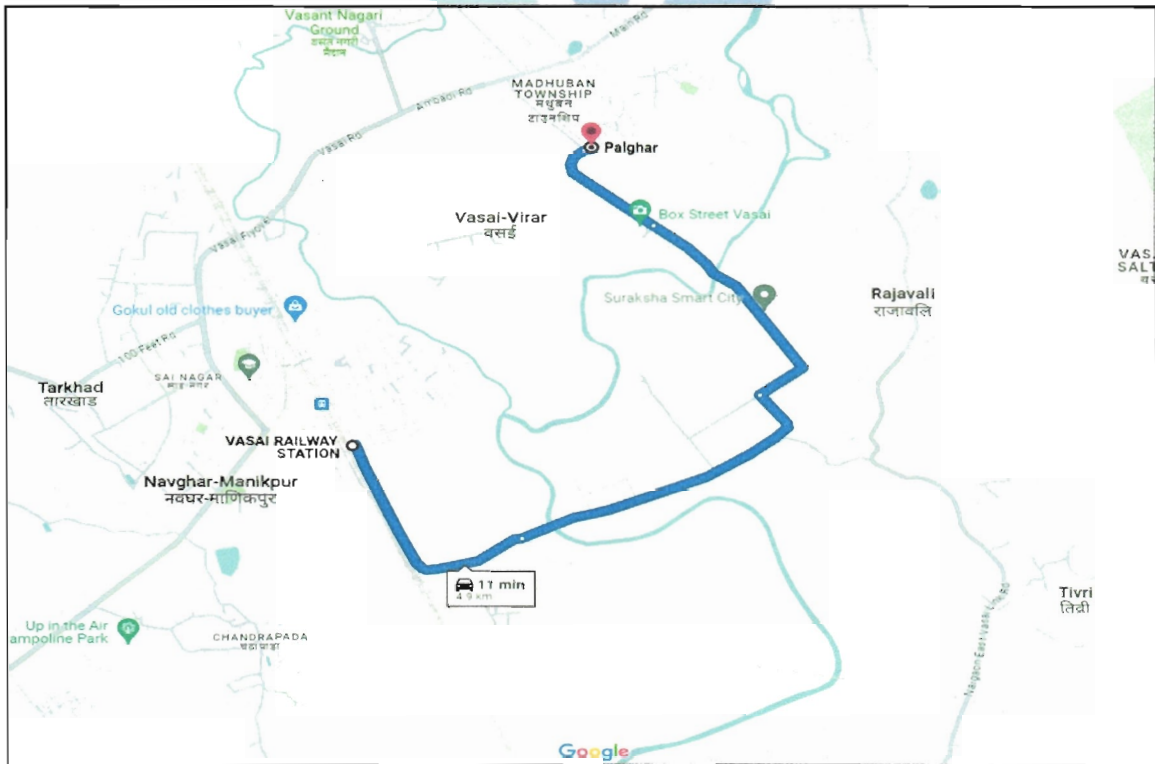


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°23'45.2"N 72°50'37.7"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 4.9 km.)




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Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
 20242025

Annual Statement of Rates

Language
 English

Selected District पालघर

Select Taluka वसई

Select Village गावाचे नांव - मौजे गोखीदरे

Search By Survey No Location

Enter Survey No 90

उपविभाग	बुकी जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-रहिवास व इतर वस्त्रम अनुज्ञेय वापरातील जमिनी	12300	57700	80100	73200	60100	चौ. मीटर	सव्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,700.00			
5% increase on Flat Located on 5 th Floor	2,885.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	60,585.00	Sq. Mt.	5,628.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,300.00			
The difference between land rate and building rate (A – B = C)	48,285.00			
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)]	52,859.00	Sq. Mt.	4,911.00	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

Price Indicators

Square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home / Property in Mumbai / Flats in Mumbai / Flats in Vasai East / 2 BHK Flats in Vasai East / 2 Bedroom 815 Sq.Ft. Apartment in Vasai East, M...

439 Views

Compare

Sigrun Splendor
2 Bedroom 815 Sq.Ft. Apartment in Vasai East Mumbai
 Listing ID #5249313
₹ 48 L
 2 Bedrooms
 Semi-Furnished
 2 Bathroom
 815 Sq.Ft. (Built-up Area)

Recent Registered Sale: Aug 2021 ₹ 44.50 L (91%)

Whatsapp Request for Call

Found Something Wrong with this Listing? Report here

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Prime Member
 Benefits worth ₹75000 in just ₹4899
 Enjoy benefits worth ₹75,000 on new property, home loan, minors, valuation report & more. Get Offer

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Valuation Report
 ₹48,00,000 ₹999
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 • Rental Value
 • Book Value
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NOBROKER

2 BHK Flat in Ormate Heights Phase 2 For Sale in Shop No 01 Sigrun Splendor, Evershine, Gok...

₹ 55 Lacs Negotiable ₹ 37,254/Month Estimated EMV 950 Sq Ft

3'11" x 6'5"

2 BHK - UNIT

Living/Dining 15'5" x 9'5"
 Bedroom 2 9'0" x 9'0"
 Kitchen 9'0" x 7'10"

2 Bedroom
 2 Bathroom
 3
 Car

Jan 25, 2024
 Immediately
 Ormate Heights
 Full

Get Owner Details

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

Price trends by NB Estimate

Activity On This Property
 109
 0

Overview

Age of Building	Recently Constructed	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.Ft/M	Flooring	Marbled Tiles
Built-up Area	950 Sq.Ft.	Carpet Area	624 Sq.Ft.

Similar Properties



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Sales Instance

654550 31-03-2024	सूची क्र. 1	दस्तावेज संख्या: 6545 2024 दिनांक: 31-03-2024 Page 63m
Note - Generated Through eSearch Module For original report please contact concern SRO office		
गावाचे नाव: गोखिरे		
1) विविधता क्रमांक	करारनामा	
2) मूल्य	500000	
3) बाजार-मूल्य/वेतनाच्या बाबतचे/दस्तावेज अंदाजातील अंतर को योजनेत नै मुद्रु करावे	100000	
4) मूल्यांकन यंत्रणेचा अंदाजनाम अन्वयेत	1) गोखिरे नगर पालिकाद्वारे बनविलेले इतर माहिती गोपनीय गोखिरे सर्व्हे नं 87 हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90 हिल्सा नं 1, 2, 3, 4, स्टॅमिका क्र - 201 दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
5) क्षेत्रफळ	30.19 चौ मीटर	
6) अंदाजातील किंवा त्रुटी तयार असणे किंवा		
7) इतरही कसलेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	1) सर्व्हे अन्वयेत अंदाज किंवा मूल्य 500,000/- पत्र नं. 87, सर्व्हे नं. 87, हिल्सा नं. 1, 2, 3, 4, स्टॅमिका क्र - 201, दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
8) इतरही कसलेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	1) सर्व्हे अन्वयेत अंदाज किंवा मूल्य 500,000/- पत्र नं. 87, सर्व्हे नं. 87, हिल्सा नं. 1, 2, 3, 4, स्टॅमिका क्र - 201, दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
9) इतरही कसलेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	1) सर्व्हे अन्वयेत अंदाज किंवा मूल्य 500,000/- पत्र नं. 87, सर्व्हे नं. 87, हिल्सा नं. 1, 2, 3, 4, स्टॅमिका क्र - 201, दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
9) इतरही कसलेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	1) सर्व्हे अन्वयेत अंदाज किंवा मूल्य 500,000/- पत्र नं. 87, सर्व्हे नं. 87, हिल्सा नं. 1, 2, 3, 4, स्टॅमिका क्र - 201, दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
10) इतरही कसलेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	1) सर्व्हे अन्वयेत अंदाज किंवा मूल्य 500,000/- पत्र नं. 87, सर्व्हे नं. 87, हिल्सा नं. 1, 2, 3, 4, स्टॅमिका क्र - 201, दुसरा मजला बी मिंग विडिंग नं. तर्फे 1, कोणाकडे रीसेडन्स कॉ. ऑफ. हीमिंग सोसायटी लि. मधुवन टाउनशिप गोखिरे, सर्व्हे पूर्व तालुका सर्व्हे मिला पाठपर, स्टॅमिका क्र 36 2, 4 चौ मी विस्त 994 (Survey Number 87, हिल्सा नं 1, सर्व्हे नं 87 हिल्सा नं 4, 5 1, 5 2, 4, 5, सर्व्हे नं 90, हिल्सा नं 1, 2, 3, 4,)	
11) अंदाजनाम क्रमांक	6545 2024	
12) बाजार-मूल्य/वेतनाच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	100000	
13) बाजार-मूल्य/वेतनाच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	30000	
14) नोंद		
मूल्यांकनसाठी विचारले गेलेले कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय		
मूल्यांकन करताना कोणतेही कायदे/दस्तावेज/पत्रे/दस्तावेजांच्या बाबतचे अंदाजनाम किंवा अंदाज अन्वयेत अंदाजातील अंतर काय	(i) within the limits of any Municipal Corporation or any Cantonment area connected to it	



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Sales Instance

6392150 01-03-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुपचासिचक सह दुनि वसई दस्तावेज क्र. 6395/2024 नंबर: 3 Regn 031m
गावचे नाव : गोखिरे		
1. स्थितिचा प्रकार	करारनामा	
2. मोजकता	3359480	
3. बावनासाठी/प्रत्येक बावनेकरासाठी/अकरावीं तले की परतकर ने मरुद करावे	3123000	
4. भूदस्तावेज/प्रत्येक बावनेकरासाठी/अकरावीं तले की परतकर ने मरुद करावे	1) प्राधिकरणाचे नाव धालचंद्र वसई सरदिका ने एड-1410, माळा ने चौदावा, इमारतीचे नाव सारा सारिका ने 3, सेक्टर 3, ब्लॉक ने वसई पूर्व विस्थापन 401208, रोड ने मधुवन एपारंटे सार्द सिरा, इतर माहिती 392 चौ. फीट कार्पेट एरिया व तसेच दस्तावेज नमूद केलेल्यामागे (Survey Number - 76, 82, 81, 82, 83, 84, 85 and 82, 80,)	
5. क्षेत्रफळ	40.07 चौ.मीटर	
6. अकरावीं तले दुहेरी इमारत आहे तेव्हा		
7. उत्तरीक करण देणारा/सिद्धि देणारा/पध्दातचे नाव किंवा दिवशी न्यायालय/मुद्रमनाम किंवा अंडर अकरावीं तले मरुद करावे	1) नाव-मुणे इमारतकर मंडळे सिविल व सहायक प्रकल्प 40000 चौ. तले कुमुदकर अखिल चंडवती चिंचोटे वर 1) प्लान-एएच ने 5, माळा ने इमारतीचे नाव मधुवन विठोली, ब्लॉक ने काठियाडौ पूर्व मुंबई, रोड ने ठाकुर सारिका सिविल अकरावीं तले मरुद करावे. मुंबई/ MUMBAI पिन कोड- 400010 पिन नं. 4400739198	
8. उत्तरीक करण देणारा/सिद्धि देणारा/पध्दातचे नाव किंवा दिवशी न्यायालय/मुद्रमनाम किंवा अंडर अकरावीं तले मरुद करावे	1) नाव-सौरभ सुरुवा वर 4) प्लान-एएच ने 4 वी 12, माळा ने इमारतीचे नाव मनासो दिविस, ब्लॉक ने आसार चौक मुंबई, रोड ने एकरावाले सार, मुंबई, पिन कोड- 400004 पिन नं. 441009980 2) नाव-श्रीय चिंचोटे वर 1) प्लान-एएच ने 4 वी 12, माळा ने इमारतीचे नाव मनासो दिविस, ब्लॉक ने आसार चौक मुंबई, रोड ने एकरावाले सार, मुंबई, पिन कोड- 400004 पिन नं. 440971102	
9. उत्तरीक करण दिवसाचा दिनांक	30.05.2024	
10. दस्तावेज मंडळाचा दिनांक	30.05.2024	
11. भूदस्तावेज क्र. व वर्ष	6395/2024	
12. बावनासाठी/प्रत्येक बावनेकरासाठी/अकरावीं तले मरुद करावे	228170	
13. बावनासाठी/प्रत्येक बावनेकरासाठी/अकरावीं तले मरुद करावे	30000	
14. मरुद		
मुद्रमनामसाठी किंवा तलाश करणेचा तयारी		
मुद्रम मुद्रम अकरावीं तले मरुद करावे :-	(1) within the limits of any Municipal Corporation or any Cantonment area announced as st	

E-Mail Received from Bank

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===== Forwarded message =====  
From: <priya.sondkar@cosmosbank.in >  
To: <mumbai@vastukala.org >  
Cc: <anita.uppal@cosmosbank.in >  
Date: Thu, 18 Apr 2024 17:16:02 +0530  
Subject: Valuation Report-Mr. Mafatial Jain  
===== Forwarded message =====  
  
Sir,  
  
Request you to finalised valuation report of Mr. Mafatial V. Jain without Occupancy Certificate & Approved Plan.  
  
Thanks & Regards  
Priya Sondkar  
Dadar Branch
```



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 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.



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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 herein above, 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 as on day for **₹ 64,73,400.00 (Rupees Sixty Four Lakh Seventy Three Thousand Four Hundred Only)**.

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.19 14:24:03 +05'30'

Auth. Sign.

