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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 **Mafatlal 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.



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 |
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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



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		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.

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. Jomon George
	(ii) Portions in their occupation	Entire Flat
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 19,000.00 Present rental income per month
	(iv) Information not available	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 No., sale price and area of land sold.	As per sub registrar of assurance records

39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 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

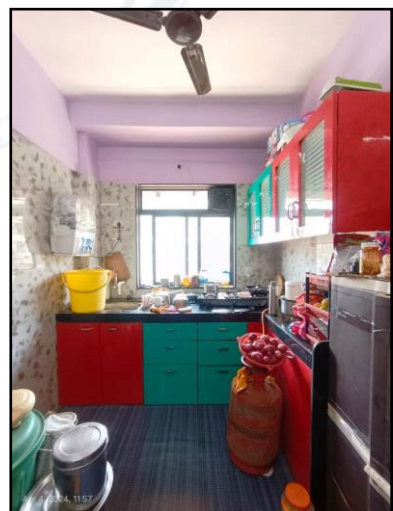
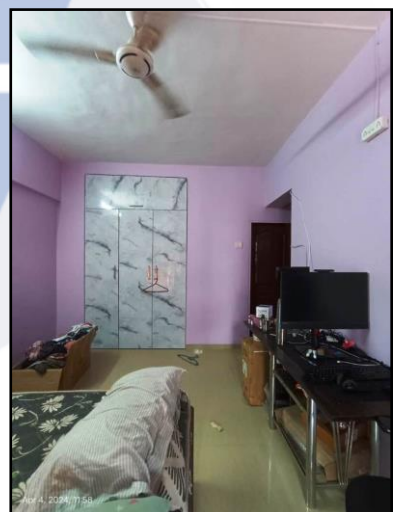
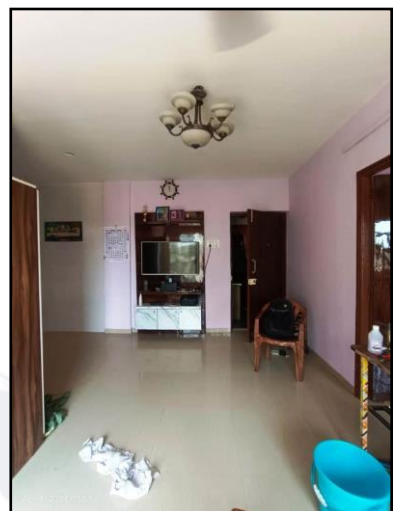
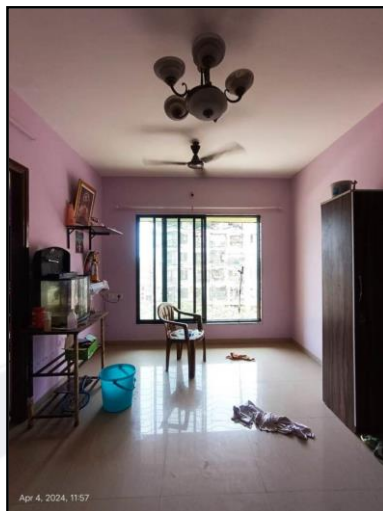
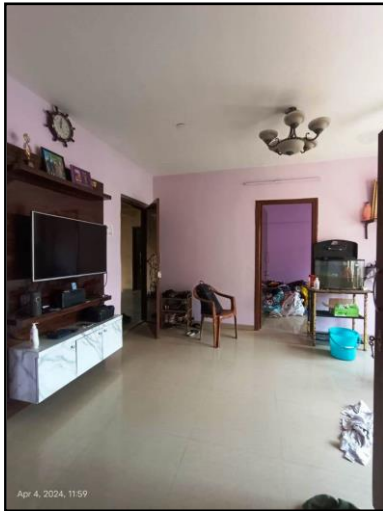
I hereby declare that

- (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:

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

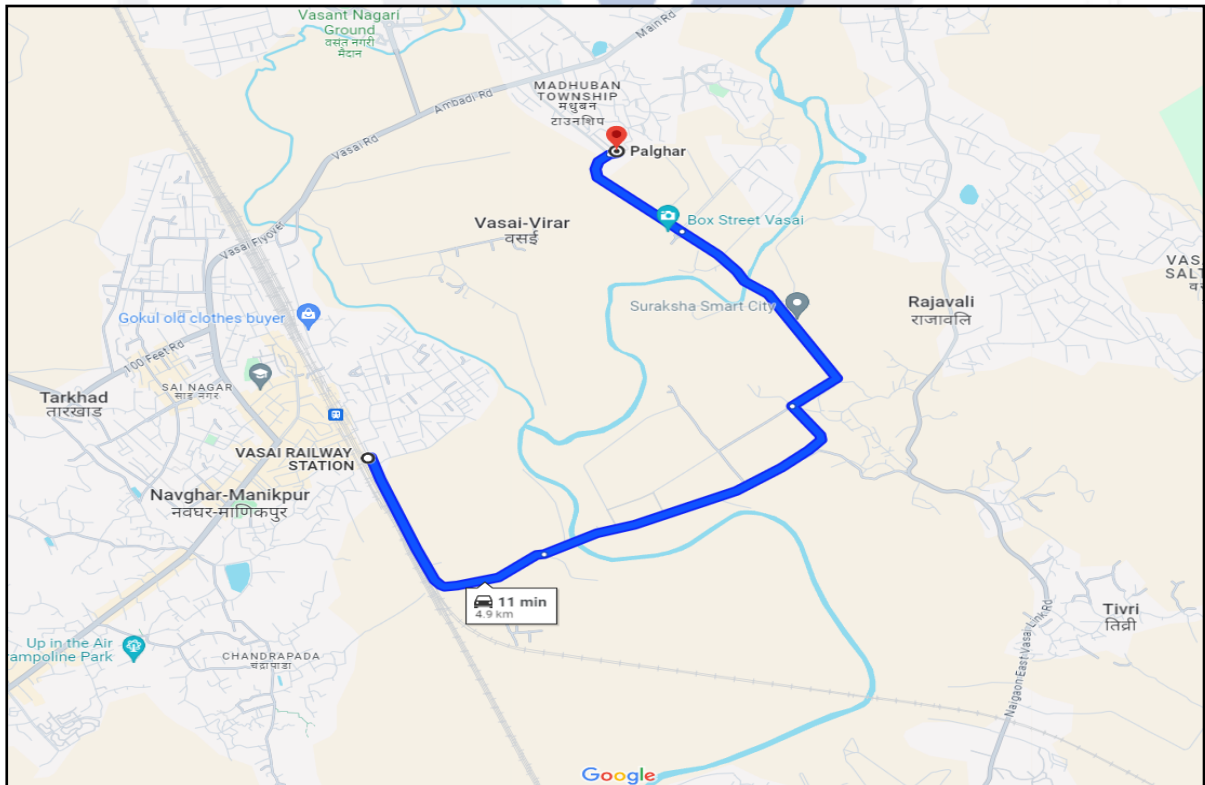
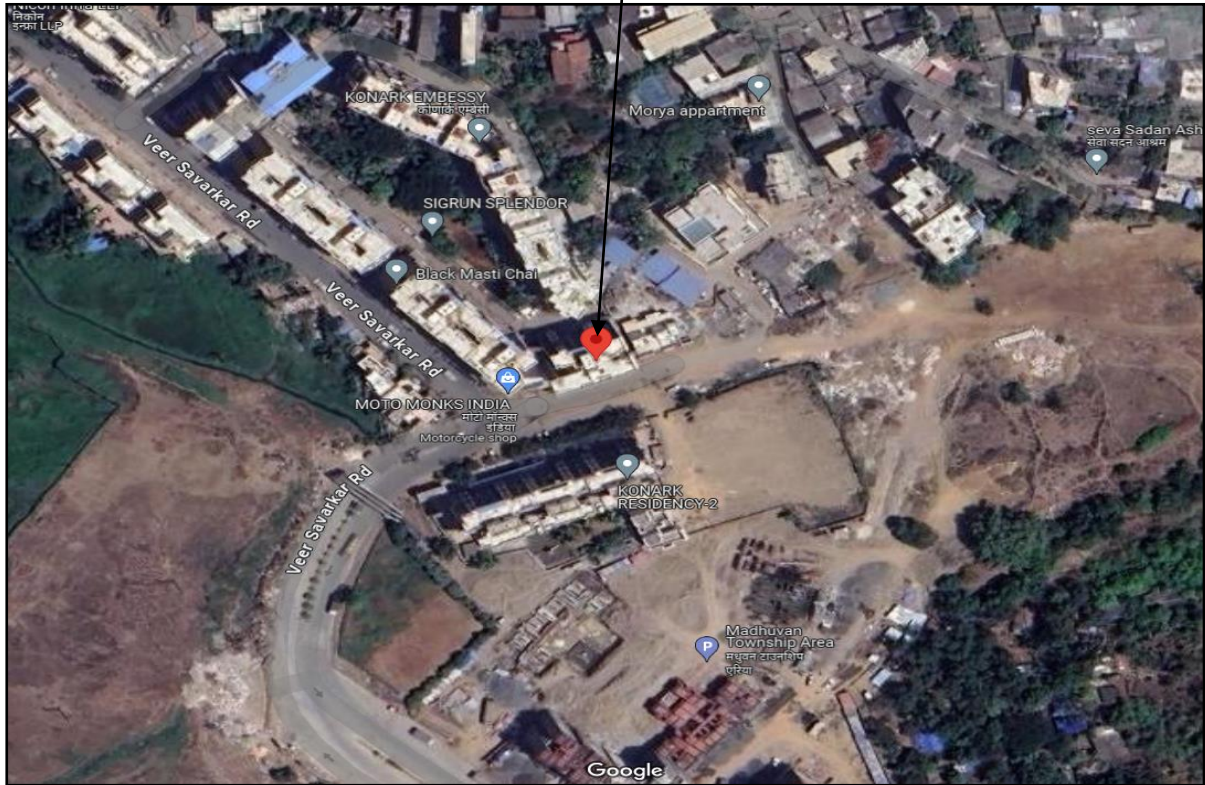
Actual site photographs



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		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन		
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक				
Home	Valuation Rules	User Manual	Close	Feedback
Year 20242025	Annual Statement of Rates			Language English
Selected District	पालघर			
Select Taluka	वसई			
Select Village	गावाचे नांव - मौजे गोखीवरे			
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location			
Enter Survey No	90	Search		
उपविभाग	बुली जमीन	निवासी सदनिका	बॉक्रीस	दुकाने
3-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	12300	57700	60100	73200
			औद्योगिक	एकक (Rs./)
			60100	चौ. मीटर
				Attribute
				सर्व्हे 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 **DATA 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 Mu...

Signum 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 2022 ₹ 44.50 L 670 Sq.Ft.

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here.

Valuation Report
 ₹1,999 ~~₹999~~
 • Estimated Market Value
 • Rental Value
 • Govt. Value
 Get a comprehensive Valuation Report of any property
[View Sample Report](#)

Save Extra with 3 offers
Prime Member
 Benefits worth ₹75,000 in just ₹4,999
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more. [Get Offer](#)
 More Offers

NOBROKER Pay Rent Post Your Property

2 BHK Flat In Ormate Heights Phase 2 For Sale In Shop No 01 Signum Splendor, Evershine, Gok... Loan Verified

₹ 65 Lacs Negotiable ₹ 37,254/Month Estimated EMI 950 Sq. Ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Vasai east / 2bkh Flat for Sale in Vasai east / Property Details

311' x 65'

2 BHK - UNIT

- Cricket Pitch
- Lift(s)
- Rain Water Harvesting +3
- Sewage Treatment Plant
- Fire Fighting System

2 Bedroom	Jan 21, 2024
2 Bathroom	Immediately
3 Balcony	Ormate Heights
Car Parking	Full Power Backup

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

Price trends by NBEstimate

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	950 Sq.Ft	Carpet Area	634 Sq.Ft

Activity On This Property
 109 Unique Views 0 Shortlists

Similar Properties

Sales Instance

6343350	सूची क्र.2	दुग्धपत्र क्र.सह.दु.मि.वसई.3
31-03-2024		दस्ता क्रमांक - 6343/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी: Regn.63m
गावाचे नाव : गोखिंदे		
(1) शिरोछाचा प्रकार	करारनामा	
(2) मोकददा	300000	
(3) बाजारभावाभेदापेक्षा बाबतिलेखटाकार अकारणी देतो की परतदार ते मंजूर करावे	2102000	
(4) भू-माल्य घेवईसा व परकामांक असल्यास	1) पालिकेचे नाव-पालयदर वार्ड नं. 2, इतर माहिती: गाव मौजे गोखिंदे, सर्वे नं. 85, हिस्सा नं. 5, सर्वे नं. 87, हिस्सा नं. 4, 5, 1, 5, 2, 6, सर्वे नं. 90, हिस्सा नं. 1, 2, 3, 4, सदनाक्र-203, दुसरा मजला, बी.वि.पि.बिल्डिंग नं. टाईप 1, कोणाक रेसिडेन्सी कॉ. ऑप. हौसिंग सोसायटी लि. मधुवन टाऊनशिप, गोखिंदे, वसई पूर्व, तालुका वसई, जि.ता.पालय, सदनाक्र. क्षेत्र. 36.24 चौ. मी. बिल्ट अप (Survey Number : 85, हिस्सा नं. 5, सर्वे नं. 87, हिस्सा नं. 4, 5, 1, 5, 2, 6, सर्वे नं. 90, हिस्सा नं. 1, 2, 3, 4, :))	
(5) क्षेत्रफळ	30.19 चौ.मीटर	
(6) अकारणी किंवा चुकी वेगळी असेल तेव्हा		
(7) दस्तऐवज बनव देण्याचा दिवस किंवा दिवशी न्यायालयचा हुकूमनामा किंवा अदालत अस्त्यास, प्रिवीकारिचे नाव व पत्ता	1): नाव-दयानंद प्रसाद विठ्ठलकर - वय-51 पत्ता-बॉट नं. कोला नं. 1, माळा नं., इमारतीचे नाव-कोर्ट ब्यू कॉम्प्लेक्स, बॉट नं. 1, चौ. कोला मारो, पारनाका, रोड नं. वसई पश्चिम, महाराष्ट्र, ठाणे. पिन कोड-401102 पॅन नं.	
(8) दस्तऐवज बनव देण्याचा दिवस किंवा दिवशी न्यायालयचा हुकूमनामा किंवा अदालत अस्त्यास, प्रिवीकारिचे नाव व पत्ता	1): नाव-श्रीकेश भोसले गावडे - वय-32, पत्ता-बॉट नं. 67, माळा नं., इमारतीचे नाव-बहुलनाथ पाडे बाळ, बॉट नं. शिरोकडी, वय वयान कोला मंडळ बाळ, रोड नं. कोणभरी पूर्व, महाराष्ट्र, मुंबई, पिन कोड-400060 पॅन नं. 2): नाव-आमृतेंद्र भोसले गावडे - वय-20, पत्ता-बॉट नं. 67, माळा नं., इमारतीचे नाव-बहुलनाथ पाडे बाळ, बॉट नं. शिरोकडी, वय वयान कोला मंडळ बाळ, रोड नं. कोणभरी पूर्व, महाराष्ट्र, मुंबई, पिन कोड-400060 पॅन नं.	
(9) दस्तऐवज बनव दिवसाचा दिनांक	30/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	6343/2024	
(12) बाजारभावामुळे मुद्रांक शुल्क	210000	
(13) बाजारभावामुळे नोंदणी शुल्क	30000	
(14) शेष		
मुद्रांक नमाची विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क अकारता निवडलेला अनुक्रमे :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

630920	सूची क्र.2	दृष्य निबंधक: सर् दु नि वर्सई 3
29-03-2024		दस्ता क्रमांक: 6309/2024
Note:-Generated Through eSearch Module For original report please contact concern SRO office.		नॉदणी: Regn 63m
गावाचे नाव : गोखिदरे		
(1) विवेकाचा प्रकार	काररनामा	
(2) मोजकता	3613061	
(3) बाजारभावा/अडेप्टरचा बाबतलेपटाकार आकारणी देतो की पट्टेदार ते मनुद करावे	2347000	
(4) भूमापन घोटव्हेसा व परकामांक (अस्त्यता)	1) पालिकेचे नाव-पालखदतर वॉन-सदनिना नं. 1403, बी विंग, माळा नं. चौदावा मजला, इमारतीचे नाव-नक्षत्र आस्था, ब्लॉक नं. विलींग नं. 1, सेक्टर 4, रोड नं. गोखिदरे, इतर माहिती: सदनिकेचे क्षेत्र 29.93 चौ. मी. कारपेट व बाळकनीचे क्षेत्र 4.29 चौ. मी. गाव मौजे गोखिदरे विभाग क्र. 2 ((Survey Number: सर्वे नं. 81, हिस्सा नं. 1, 2, 5, 8, 18, सर्वे नं. 83, हिस्सा नं. 1 (तुना 1पार्ट), 1, सर्वे नं. 84, हिस्सा नं. 3, 4;))	
(5) क्षेत्रफळ	37.64 चौ मीटर	
(6) आकारणी किंवा दुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करन देणा.या विद्वान देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदला अस्त्यता, प्रतिसादिते नाव व पत्ता	1)- नाव-जे.एस्.सी. होममेकर्स प्रायव्हेट लिमिटेड वे संवालाक सुनीत सेसरीया लॉक कु. मु. वेनल जर्नलन वॉरो - च्या लॉक दस्तऐवज प्रयोगासाठी कु. मु. मे. जे.एस्.सी. होममेकर्स प्रायव्हेट लिमिटेड वे संवालाक सुनीत सेसरीया लॉक कु. मु. वेनल जर्नलन वॉरो - वर-22, पत्ता-प्लॉट नं. 101, माळा नं. पहिला मजला, इमारतीचे नाव- प्रतिक चाड्डा, ब्लॉक नं. - रोड नं. एस. व्ही. रोड, पेटेल अँटी सर्विस, गोरगाव प, मुंबई, महाराष्ट्र, मुंबई पिन कोड-400104 पिन नं.-AAACC2381E 2)- नाव-मनमला देवगार - 1 मे. रस्मी अमेच हेक्लारर्स हीसिंग अँड ईस्टेट रिपार्टर्स प्रायव्हेट लिमिटेड, 2 मे. सर्ई रिडम रिपार्टर्स प्रायव्हेट लिमिटेड, 3. वेदेंद रवनिनांत राधानी, 4. अमित रामचंद्र गुप्ता, 5. मुक्ता शिवदास सोनार च्या लॉक दस्तऐवज प्रयोगासाठी कु. मु. मे. जे.एस्.सी. होममेकर्स प्रायव्हेट लिमिटेड वे संवालाक सुनीत सेसरीया लॉक कु. मु. वेनल जर्नलन वॉरो - वर-22, पत्ता-प्लॉट नं. डी-21 आणि 2, माळा नं., इमारतीचे नाव- आकांक्षा कमर्शियल कॉम्प्लेक्स, ब्लॉक नं., रोड नं. आंबेके रोड, नातलोभरा पूर्व, महाराष्ट्र, ठाणे. पिन कोड-401209 पिन नं.-AAACC2381E	
(8) दस्तऐवज करन देणा.या पक्षकाराचे वे किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदला अस्त्यता, प्रतिसादिते नाव व पत्ता	1)- नाव-सुभासलती विनायक - वर-34, पत्ता-प्लॉट नं. प्लॉट नं. बी1, माळा नं., इमारतीचे नाव- नीर अपार्टमेंट 832, ब्लॉक नं., रोड नं. झीगापर रोड, महाम्पालता, गोरिया, कोलकाता, गेट बंगला, पॉइम बंगला, दक्षिण 24 पानायास. पिन कोड-700084 पिन नं.-BDGFB1723F	
(9) दस्तऐवज करन दित्याचा दिनांक	29/03/2024	
(10) दस्ता नोंदणी केत्याचा दिनांक	29/03/2024	
(11) अनुकामांक खंड व पृष्ठ	6309/2024	
(12) बाजारभावाच्या मूलांक गुणक	253000	
(13) बाजारभावाच्या नोंदणी गुणक	30000	
(14) नोंदणी		
मुदलंकासाठी विचारत वेतलेला तराणीत:-		
मुदलंकाक गुणक आकारताना निवडलेला अनुक्रेटर :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

6395230	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3
31-03-2024		दस्त क्रमांक : 6395/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नेदंगी : Regn63m
गावाचे नाव : गोखिवरे		
(1)सिनेखाचा प्रकार	करारनामा	
(2)नोकदस्ता	3259480	
(3) बाजारभावाभट्टेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	3123000	
(4) भू-मान्य,चौकडिस्ता व परक्रमंक(अस्त्यत्व)	1) पारिकेचे नाव.पालचंददत्तर वर्पन.सदनिका नं.एच.1410,माळा नं.चौदावा,इमारतीचे नाव.सेरेनो,बिल्डिंग नं.3,सेक्टर 3,ब्लॉक नं.वसई पूर्व,जिहा पालघर-401208,रोड नं.मधुवन,यशवंत स्मार्ट सिटी,इतर माहिती. 392 चौ.फीट कॉर्पोरेट एरिया व तसेच दस्तात नमूद केल्याप्रमाणे((Surrey Number : 76, 82/8/1, 82/1, 82/2, 82/3/3, and 82/10;))	
(5) क्षेत्रफळ	40.07 चौ.मीटर	
(6)आकारणी किंवा जुही देण्यात असेल तेव्हा		
(7) दस्तऐवज करन देण्याचा विक्रम ठेवण्याचा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदालत अस्त्यत्व,प्रतिवादिचे नाव व पत्ता.	1): नाव-दुय्ये इन्स्ट्रुमेंट्स प्राइवेट लिमिटेड चे संशालक ऋषभ आलोक चौबे तर्फे कुणामुख्यार अखिलेच चंद्रवती त्रिपाठी वय.55 पत्ता-प्लॉट नं.सॉय नं.0, माळा नं., इमारतीचे नाव. गोकुळ रिजेन्सी 2, ब्लॉक नं.कांदिवली पूर्व, मुम्बई, रोड नं.ठाकुर कौन्सेस, विडिओकॉन टॉवर बळक, महाराष्ट्र, MUMBAI. पिन कोड-400101 पॅन नं.-AADCT8955B	
(8)दस्तऐवज करन देण्याचा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदालत अस्त्यत्व,प्रतिवादिचे नाव व पत्ता	1): नाव-सौराता शुक्रा वय-45;पत्ता-प्लॉट नं.4 बी.22,माळा नं., इमारतीचे नाव.मनाली बिल्डिंग, ब्लॉक नं.माताड पॉलिम मुम्बई, रोड नं.एकरवाईन नगर, महाराष्ट्र, मुम्बई, पिन कोड-400064 पॅन नं.-EEAPS069WF 2): नाव-श्रीया त्रिपाठी वय-31; पत्ता-प्लॉट नं.4 बी.22,माळा नं., इमारतीचे नाव.मनाली बिल्डिंग, ब्लॉक नं.माताड पॉलिम मुम्बई, रोड नं.एकरवाईन नगर, महाराष्ट्र, मुम्बई, पिन कोड-400064 पॅन नं.-CABPT5125Q	
(9) दस्तऐवज करन दिव्याचा दिनांक	30/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2024	
(11)अनुक्रमंक खंड व पृष्ठ	6395/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	228170	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनामाची विवादात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

E-Mail Received from Bank

<p>===== Forwarded message =====</p> <p>From: <priya.sondkar@cosmosbank.in></p> <p>To: <mumbai@vastukala.org></p> <p>Cc: <anita.uppal@cosmosbank.in></p> <p>Date: Thu, 18 Apr 2024 17:16:02 +0530</p> <p>Subject: Valuation Report-Mr. Mafatlal Jain</p> <p>===== Forwarded message =====</p> <p>Sir,</p> <p>Request you to finalised valuation report of Mr. Mafatlal V. Jain without Occupancy Certificate & Approved Plan.</p> <p>Thanks & Regards Priya Sondkar Dadar Branch</p>
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Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

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.

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.

