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CIN: U74120MH2010P [Remove Watermark Now](#)

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Shaila Deepak Shakhare**

Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**",  
Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401  
305, State - Maharashtra, India.

Latitude Longitude : 19°26'27.5"N 72°49'26.3"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 |
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| 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mrs. Shaila Deepak Shakhare**.

Boundaries	:	Building	Flat
North	:	Open Plot	Open Plot
South	:	Jeet Apartement	Flat No. 004
East	:	Internal Road & Sai Ram Building No. 13	Internal Road
West	:	Riddhi Siddhi Apartment & Open Plot	Lobby & Flat No. 002

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 **₹ 24,05,000.00 (Rupees Twenty Four Lakhs 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 report.

Hence certified

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

Director

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

Encl.: Valuation report

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Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "Jivdani Krupa Apartment", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, 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 Fair Market Value as on 16.08.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
1	Date of inspection	14.08.2024
3	Name of the owner / owners	<b>Mrs. Shaila Deepak Shakhare</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. 003, Ground Floor, Building No 14, Wing - A, "Jivdani Krupa Apartment", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India. <b>Contact Person :</b> Mrs. Shaila Deepak Shakhare (Owner)
6	Location, Street, ward no	Sairam Sankul Village - Virar, District - Palghar
7	Survey / Plot No. of land	Village - Virar New Survey No - 175/5, 175/6
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 311.52 (Area as per Site measurement ) Carpet Area in Sq. Ft. = 295.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 520.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Virar, Taluka - Vasai, District - Palghar, Pin - PIN - 401 305
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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mrs. Sheetal Kharat
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
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	Tenant Occupied - Mrs. Sheetal Kharat
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 6000/- Present 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.
26		<b>SALES</b>	
37		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
38		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.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2014 (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.
<p><b>Remark:</b></p> <p>1. Property Identified along with Mr. Prasad (Bank Person) and Mrs. Shaila Deepak Shakhare (Owner).</p> <p>2. As per Agreement, the Built up Area / Super Built up Area of flat 520.00 Sq. Ft. but as per Agreement, Carpet Area is 295.00 Sq. Ft. The loading factor of Carpet to Built up Area / Super Built up Area is 76%.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 16.08.2024 for Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mrs. Shaila Deepak Shakhare**.

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

1)	Copy of Agreement for sale Registration No.18/09/2018 Dated 18.09.2018 between M/s. Jivdani Krupa Construction(The Builder) And Mrs. Shaila Deepak Shakhare(The Purchaser).
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### Location

The said building is located at Village - Virar, Taluka - Vasai, District - Palghar, PIN - 401 305. The property falls in Residential Zone. It is at a traveling 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" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC. This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 16th August 2024

The Built Up Area of the Residential Flat	:	520.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2014 (Approx.)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	520.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,00,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$	:	15.00%
Amount of depreciation	:	₹ 1,95,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,600/- per Sq. M. i.e. ₹ 5,351/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 53,010/- per Sq. M. i.e. ₹ 4,925/- per Sq. Ft.
Value of property as on 16th August 2024	:	520.00 Sq. Ft. X ₹ 5,000 = ₹26,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 16th August 2024	:	₹ 26,00,000.00 - ₹ 1,95,000.00 = ₹ 24,05,000.00
Total Value of the property	:	₹24,05,000.00
The realizable value of the property	:	₹20,44,250.00
Distress value of the property	:	₹16,83,500.00
Insurable value of the property (520.00 X 2,500.00)	:	₹13,00,000.00
Guideline value of the property (520.00 X 4925.00)	:	₹25,61,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 003, Ground Floor, Building No 14, Wing - A, "**Jivdani Krupa Apartment**", Sairam Sankul, Manvelpada, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India for this particular purpose at **₹ 24,05,000.00 (Rupees Twenty Four Lakhs Five Thousand Only)** as on 16th August 2024

## NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16th August 2024** is **₹ 24,05,000.00 (Rupees Twenty Four Lakhs 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- VALUATION



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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

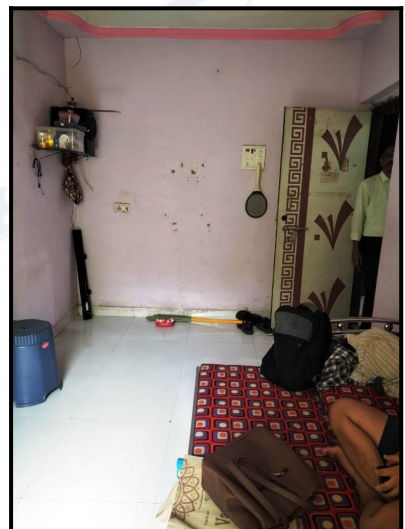
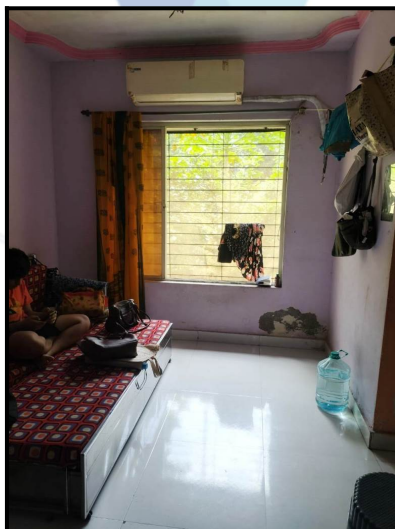
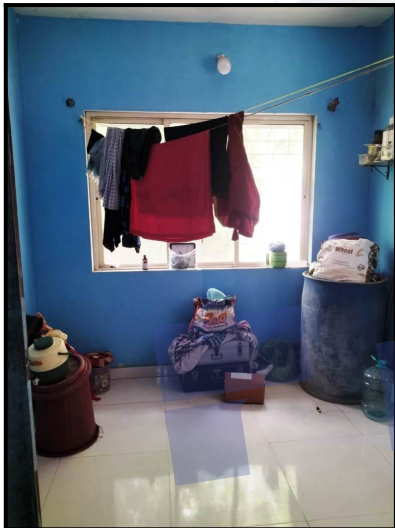
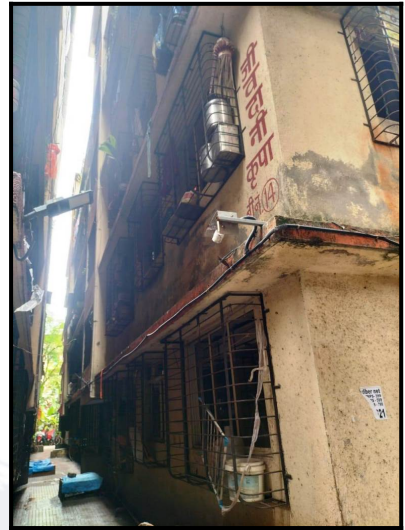
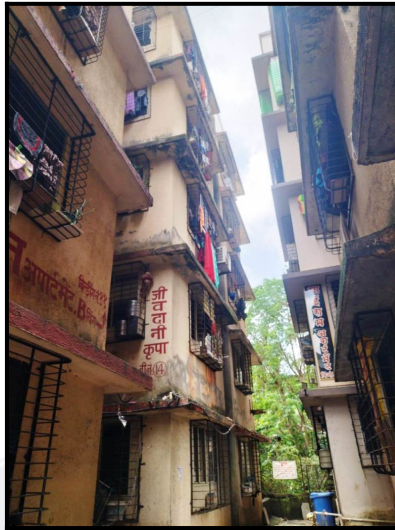
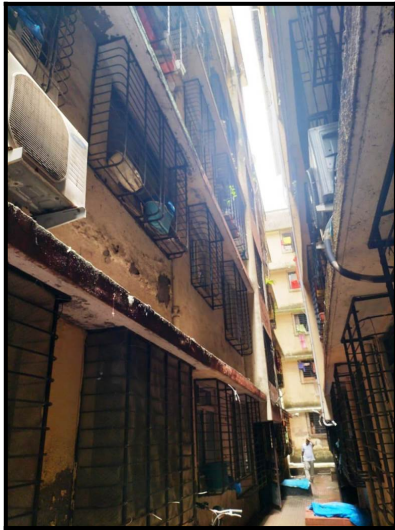
Technical details		Main Building										
1	No. of floors and height of each floor	: Ground + 4 Upper Floors										
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor										
3	Year of construction	: 2014 (Approx.)										
4	Estimated future life	: 50 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" Thk. Brick Masonery.										
8	Partitions	: 6" Thk. Brick Masonery.										
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	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/ Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	:										



**Technical details****Main Building**

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	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC 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

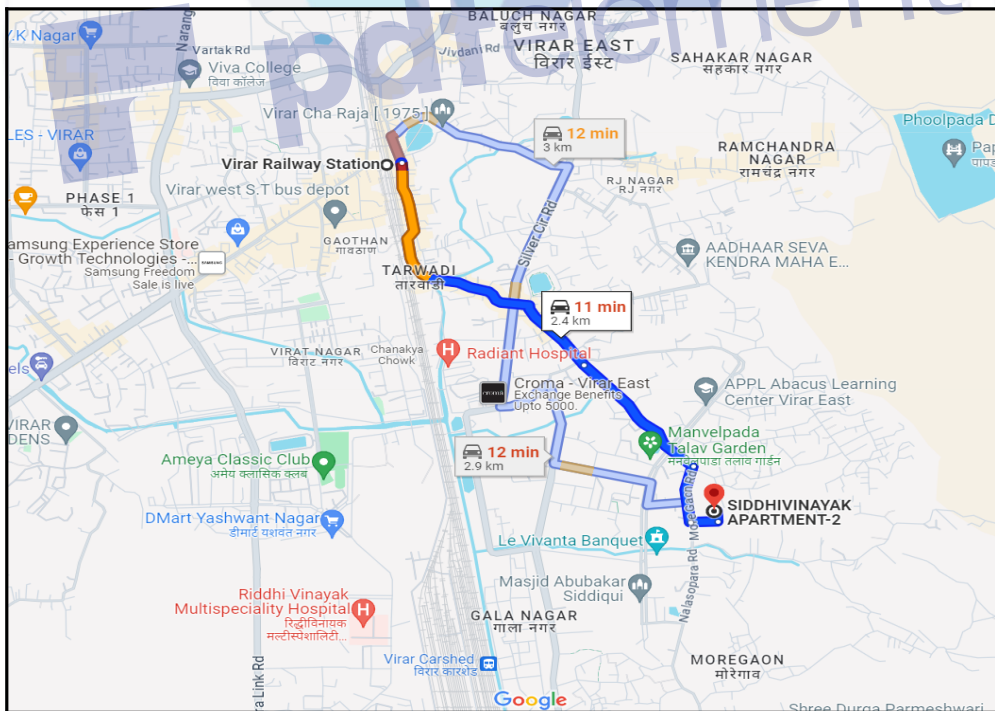




# Route Map of the property



Note: Red marks shows the exact location of the property



**Longitude Latitude: 19°26'27.5"N 72°49'26.3"E**

Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.4 km.).





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## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


### Annual Statement of Rates Ver. 2.0

#### ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	1-विरार क्रमांक 1 मुल्यदर विभाग अ	14500	51500	59100	64100	59100	चौ. मीटर
<a href="#">SurveyNo</a>	2-विरार क्रमांक 1 मुल्यदर विभाग ब	15900	52300	60400	65900	60400	चौ. मीटर
<a href="#">SurveyNo</a>	3-विरार क्रमांक 1 मुल्यदर विभाग क	15100	57800	66200	72500	66200	चौ. मीटर
<a href="#">SurveyNo</a>	4-विरार क्रमांक 1 मुल्यदर विभाग ड	11700	57600	66700	70900	66700	चौ. मीटर
<a href="#">SurveyNo</a>	5-विरार क्रमांक 1 मुल्यदर विभाग ई	13400	53900	62200	68200	62200	चौ. मीटर

1 2

Survey No. 40, 46, 47, 48, 51, 59अ, 59ब, 60, 62, 95, 96, 97, 109, 110, 111, 112, 113, 116, 117, 118, 119, 120, 121, 122, 123, 124, 175, 176, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 324, 326, 327, 328, 338अ, 338ब, 351, 352, 354, 356, 367, 368, 369, 371, 380, 393, 396, 398

Stamp Duty Ready Reckoner Market Value Rate for Flat	57600			
No Increase on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>57,600.00</b>	<b>Sq. Mtr.</b>	<b>5,351.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11700			
The difference between land rate and building rate(A-B=C)	45,900.00			
Percentage after Depreciation as per table(D)	10%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>53,010.00</b>	<b>Sq. Mtr.</b>	<b>4,925.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

Floor on which flat is Located	Rate to be adopted
--------------------------------	--------------------



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a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

Property	Manvelpada Road, Virar East		
Source	https://www.99acres.com/		
Floor	3rd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	400.00	600.00	-
<b>Percentage</b>	-	50%	-
<b>Rate Per Sq. Ft.</b>	₹8,750.00	₹5,833.00	-

99acres
Buy ▾ | Enter Locality / P    
Post property **FREE**
👤 ▾ | ☰

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Virar > Flats in Virar East > 1 BHK Flats in Virar East > 15 to 20 Lakh  
Posted on May

₹35 Lac

@ 5,834 per sq.ft.

Estimated EMI ₹27,955

1BHK 1Bath

Flat/Apartment for Sale

in Shivam Building, Virar East, Mumbai

Contact Owner **FREE**

❤ Shortlist

RERA STATUS i

NOT AVAILABLE

Website: https://maharera.maharashtra.gov.in/

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Articles

Property (0)

Photos not shared by advertiser

Request Photos

Area

Built Up area: 600 sq.ft. ▾

(55.74 sq.m.)

Price

₹ 35 Lac

@ 5,834 per sq.ft.

Address

Shivam Building

Virar East, Mumbai

Floor Number

3<sup>rd</sup> of 4 Floors

Property Age


10+ Year Old


📍


Places nearby

Virar East, Mumbai

Property	Jivdani Krupa Complex, Virar East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	493.75	790.00	-
Percentage	-	60%	-
Rate Per Sq. Ft.	₹8,101.00	₹5,063.00	-



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[Post Your Property](#)
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**2 BHK Flat In Shree Jivdani Krupa Comp...**

Bhalchandra Nagar, Virar East, Loan Verified

**₹ 40 Lacs**

Negotiable

**₹ 22,925/Month**

Estimated EMI

**790**

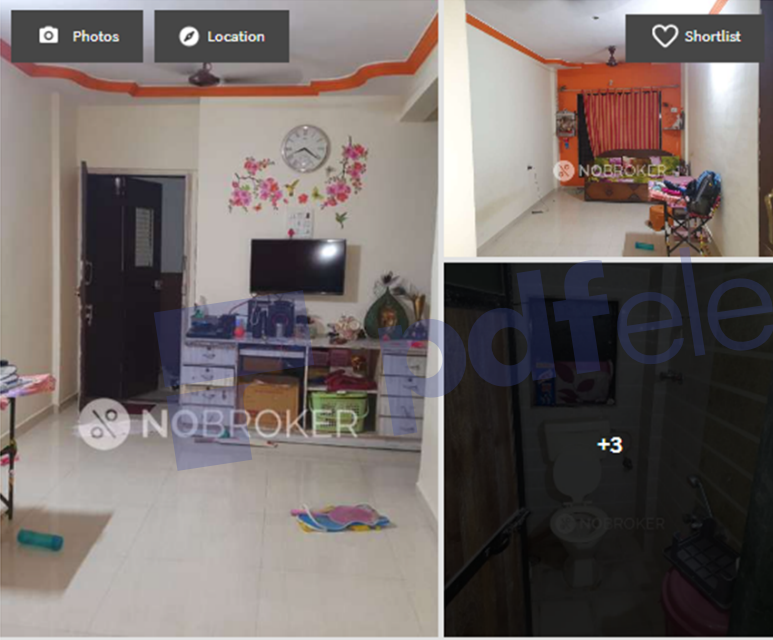
Sq.Ft

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Photos
Location



Shortlist

+3

Request Photos

**2 Bedroom**

No. of Bedroom

**2 Bathroom**

No. of Bathroom

**NA**

Balcony

**Car Parking**

**Aug 9, 2024**

Posted On

**Immediately**

Possession

**Shree Jivdani Krup...**

Apartment

**Full**

Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

[Check Now](#)

Nearby: Abhyudaya Co-Operative Bank Ltd Intense Fitness Centre

Shubham Lifeline Multispeciality Hospital Woodland Cinemas Shakun Park

**Overview**

**Age of Building** 5-10 Years

**Ownership Type** Self Owned

**Maintenance Charges** ₹0.8 Per Sq.Ft/M

**Flooring** Vitrified Tiles

**Builtup Area** 790 Sq.Ft

**Furnishing Status** Semi [Furnish Now](#)

**Activity On This Property**

**13**

Unique Views

**0**

Shortlists

**0**

Contacted

Powered By : NBEstimate

**Similar Properties**

## Sale Instances

Property	Anandi Nagar, Virar East		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	306.00	367.20	495.72
Percentage	-	20%	35%
Rate Per Sq. Ft.	₹7,843.00	₹6,536.00	₹4,841.00

14/08/2024, 13:53

igr\_6994

699480

10-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 6994/2024

नोदणी :

Regn:63m

### गावाचे नाव : विरार

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2400000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1685021.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गांव मौजे विरार विभाग 5 सदनिका क्र. 05,तळ मजला सप्तश्रुंगी अपार्टमेंट आनंदी नगर बिल्डींग नं 6 क्षेत्र 28.42 चौ. मी. कारपेट एरिया( ( Survey Number : - ; ) )
(5) क्षेत्रफळ	28.42 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मनीषा एन्टरप्रयोजेस तर्फे मालक राजेश मंतेश्वर जोशी - वय:-49 पत्ता:-प्लॉट नं: 003, माळा नं: -, इमारतीचे नाव: अद्विक अपार्टमेंट, आनंदी नगर, जीवदानी रोड, ब्लॉक नं: -, रोड नं: विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AIAPJ7162L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पं.पं. भरत शाह - वय:-40; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: करण प्लाझा को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: -, रोड नं: विरार पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-BALPS7989G 2): नाव:-लक्ष्मी परेश शाह - वय:-43; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा मजला, इमारतीचे नाव: करण प्लाझा को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: -, रोड नं: विरार पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AWTPP2558H
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6994/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000



Property	Flat		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	262.55	315.06	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,332.00	₹4,444.00	-

14/08/2024, 13:47	igr_7492	
749280	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. वसई 2
10-07-2024		दस्त क्रमांक : 7492/2024
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	1400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1435400.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ., इतर माहिती: विभाग क्र. 5,गांव मौजे विरार सदनिका क्र. ए/102,पहिला मजला,जीवदानी कृपा को.ऑप. हौ.सो.लि.,क्षेत्र 29.27 चौ.मी.,बिल्ट उप.( ( Survey Number : - ; ) )	
(5) क्षेत्रफळ	29.27 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:-गौतमी सचिन कीर (बिफोर म्यरेज गौतमी रवींद्रनाथ चेऊलकर) - वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी/10, मीरा बाई चौक, अणुशक्ती नगर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400094 पॅन नं:-ATRPC8230C 2): नाव:-मान्यता देणार राहुल रवींद्रनाथ चेऊलकर - वय:-44 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रुम नं. 15 विजयचंद्रा बिल्डींग मनमलटं क रोड माहिम मुं., महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AHWPC1354Q	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनायक चंद्रकांत कुंभार - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 57, जोशी गल्ली, आकुर्डे, शेणगाव, कोल्हापूर, महाराष्ट्र, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416209 पॅन नं:-DTNPK9015C 2): नाव:-सुधाताई चंद्रकांत कुंभार - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 57, जोशी गल्ली, आकुर्डे, शेणगाव, कोल्हापूर, महाराष्ट्र, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416209 पॅन नं:-OSVPK9718N	
(9) दस्तावेज करून दिल्याचा दिनांक	05/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7492/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100520	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14360	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://staging.vastukala.co.in:8888/igrSearch/668d9a9a9351e23e68801ce8		
1/1		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th August 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 24,05,000.00 (Rupees Twenty Four Lakhs Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20



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