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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 : **Mr. Salman Asif Wandrick & Mrs. Sharifa Asif Wandrick**

Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No 1, Wing - C, "**Green Land**", Govind Nagar Complex,  
Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401  
201, State - Maharashtra, India.

Latitude Longitude : 19°20'25.1"N 72°48'13.4"E

### Intended User:

**Cosmos Bank**

**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali  
(West), Mumbai - 400 067, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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### 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. 204, 2<sup>nd</sup> Floor, Building No 1, Wing - C, "**Green Land**", Govind Nagar Complex, Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 201, State - Maharashtra, India belongs to **Mr. Salman Asif Wandrick & Mrs. Sharifa Asif Wandrick**.

Boundaries	:	Building	Flat
North	:	Green Park	Flat No. 203
South	:	Internal Road	Marginal Space
East	:	St. Mary Hospital	Marginal Space
West	:	Green View	Lobby / Flat No. 201

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 for this particular purpose at **₹ 47,51,725.00 (Rupees Forty Seven Lakhs Fifty One Thousands Seven Hundred And Twenty Five 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.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report

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Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No 1, Wing - C, "Green Land", Govind Nagar Complex, Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 201, 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 26.08.2024 for Housing Loan Purpose.
1	Date of inspection	23.08.2024
3	Name of the owner / owners	<b>Mr. Salman Asif Wandrick &amp; Mrs. Sharifa Asif Wandrick</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 204, 2 <sup>nd</sup> Floor, Building No 1, Wing - C, "Green Land", Govind Nagar Complex, Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 201, State - Maharashtra, India. <b>Contact Person :</b> Mr. Salman Asif Wandrick (Owner) Contact No. 7718838890
6	Location, Street, ward no	Govind Nagar Complex Village - Malonde, District - Palghar
7	Survey / Plot No. of land	CTS No - 1107, Pardi No. 1, 2, 10/3, CTS No. 1160, Pardi No. 252 of Village - Malonde
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. = 651.10 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 925.00 (Area As Per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Village - Malonde, Taluka - Vasai, District - Palghar, Pin - PIN - 401 201



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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?	Owner Occupied - Mr. Salman Asif Wandrick
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Mr. Salman Asif Wandrick
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,600.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
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 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 – 2013 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b> As per actual site measurement, the Carpet area is 651.00 Sq. Ft. and Built-up area mentioned in the agreement is 925.00 Sq. Ft. The loading on carpet to built-up is 42%, hence, we have adjusted the rate accordingly		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 26.08.2024 for Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No 1, Wing - C, "**Green Land**", Govind Nagar Complex, Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 201, State - Maharashtra, India belongs to **Mr. Salman Asif Wandrick**.

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

1)	Copy of Agreement Registration No.13897-2011 Dated 14.12.2011 between M/s. Kawli Developers(The Builder) And Mr. Salman Asif Wandrick & Mrs. Sharifa Asif Wandrick(The Purchasers).
2)	Copy of Part Occupancy Certificate No.VVCMC/TP/POC/VP-0669/502/2012-13 Dated 22.02.2013 issued by Vasai Virar City Municipal Corporation.

### Location

The said building is located at Village - Malonde, Taluka - Vasai, District - Palghar, PIN - 401 201. The property falls in Residential Zone. It is at a traveling distance 6.5 km. from Vasai 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 Good. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + 2 Passage.+ Flowerbed + Dry Balcony Area (i.e. 2 BHK flat with 2 Toilets). 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 26th August 2024

The Built Up Area of the Residential Flat	:	925.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2013 (As Per Part Occupancy Certificate)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	925.00 Sq. Ft. X ₹ 2,200.00 = ₹ 20,35,000.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 3,35,775.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 40,800/- per Sq. M. i.e. ₹ 3,790/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 37,306/- per Sq. M. i.e. ₹ 3,466/- per Sq. Ft.
Value of property as on 26th August 2024	:	925.00 Sq. Ft. X ₹ 5,500 = ₹50,87,500.00

(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)

<b>Fair value of the property as on 26th August 2024</b>	:	<b>₹ 50,87,500.00 - ₹ 3,35,775.00 = ₹ 47,51,725.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 47,51,725.00</b>
<b>The realizable value of the property</b>	:	<b>₹42,76,553.00</b>
<b>Distress value of the property</b>	:	<b>₹38,01,380.00</b>
<b>Insurable value of the property (925.00 X 2,200.00)</b>	:	<b>₹20,35,000.00</b>
<b>Guideline value of the property (925.00 X 3466.00)</b>	:	<b>₹32,06,050.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No 1, Wing - C, "Green Land", Govind Nagar Complex, Hatti Mohalla, Village - Malonde, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 201, State - Maharashtra, India for this particular purpose at **₹ 47,51,725.00 (Rupees Forty Seven Lakhs Fifty One Thousands Seven Hundred And Twenty Five Only)** as on 26th August 2024

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26th August 2024** is **₹ 47,51,725.00 (Rupees Forty Seven Lakhs Fifty One Thousands Seven Hundred And Twenty Five 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

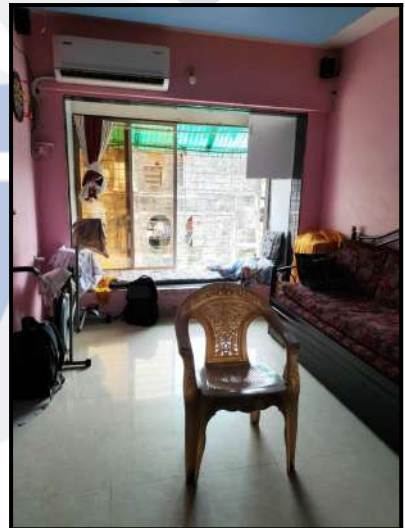
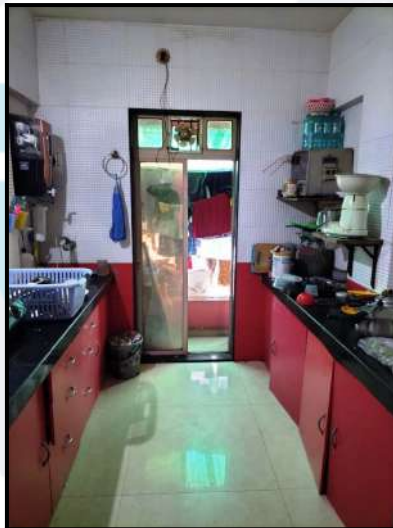
Technical details		Main Building								
1	No. of floors and height of each floor	: Ground + 4 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor								
3	Year of construction	: 2013 (As Per Part Occupancy Certificate)								
4	Estimated future life	: 49 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 + POP Finish.								
12	Roofing and terracing	: R.C.C. slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td style="text-align: center;">(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	Sanitary installations <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">(i)</td> <td>No. of water closets</td> </tr> <tr> <td style="text-align: center;">(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td style="text-align: center;">(iii)</td> <td>No. of urinals</td> </tr> <tr> <td style="text-align: center;">(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(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.	: Superior White								



**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	:	1Lift
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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



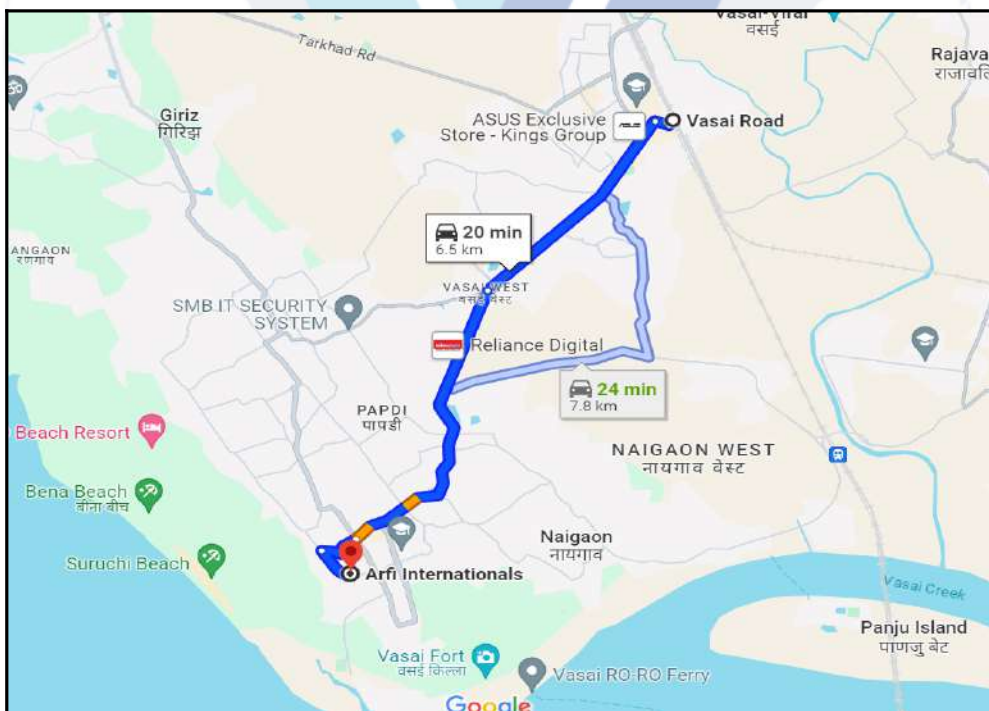
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°20'25.1"N 72°48'13.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vasai - 6.5 km.).



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## Ready Reckoner Rate


**Department of  
Registration & Stamps**  
Government Of Maharashtra
 
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विभाग  
महाराष्ट्र शासन
 


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**Valuation For Influence Area**

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**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:

Attribute:   SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
9040	40800	46900	54100	46900	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	40800			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>40,800.00</b>	<b>Sq. Mtr.</b>	<b>3,790.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9040			
The difference between land rate and building rate(A-B=C)	31,760.00			
Percentage after Depreciation as per table(D)	11%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>37,306.00</b>	<b>Sq. Mtr.</b>	<b>3,466.00</b>	<b>Sq. Ft.</b>

### 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

### 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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	550.00	660.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹7,273.00	₹6,061.00	-



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**1 BHK Flat In New Evershine Garden Chs For Sal...**  
Surya Garden

₹ 40 Lacs  
Negotiable

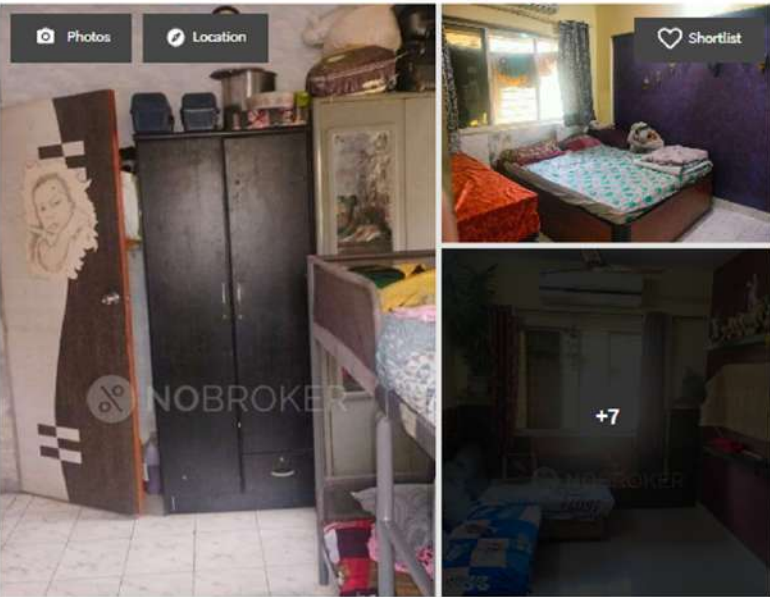
₹ 22,925/Month  
Estimated EMI

575  
Sq.Ft

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Photos
Location



**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**2**  
Balcony

**Bike and Car**  
Parking

**Jul 10, 2024**  
Posted On

**Immediately**  
Possession

**New Evershine Gar...**  
Apartment

**None**  
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: UCO Bank Global City Miraj Cinemas Fun Fiesta YASHVANT GAURAV RIKSHA STAND  
RAJHANS DREAMS EMERALD TOPAZ

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.1 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	575 Sq.Ft	Carpet Area	550 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	Don't Know
Floor	3/5	Parking	Bike And Car

**Activity On This Property**

20  
Unique Views


0  
Shortlists

0  
Contacted

Powered By: NBEstimate

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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
101/120 MH2010 PTC201789

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	417.00	500.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,393.00	₹7,000.00	-



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**1 BHK Flat In Mangal Murti Chsl For Sale In Vasai-...**

Road, opp. Evershine Gardens, Gokul Aagan, Vasai West, Vasai-Vir...

**₹ 35 Lacs**  
Negotiable

**₹ 20,060/Month**  
Estimated EMI

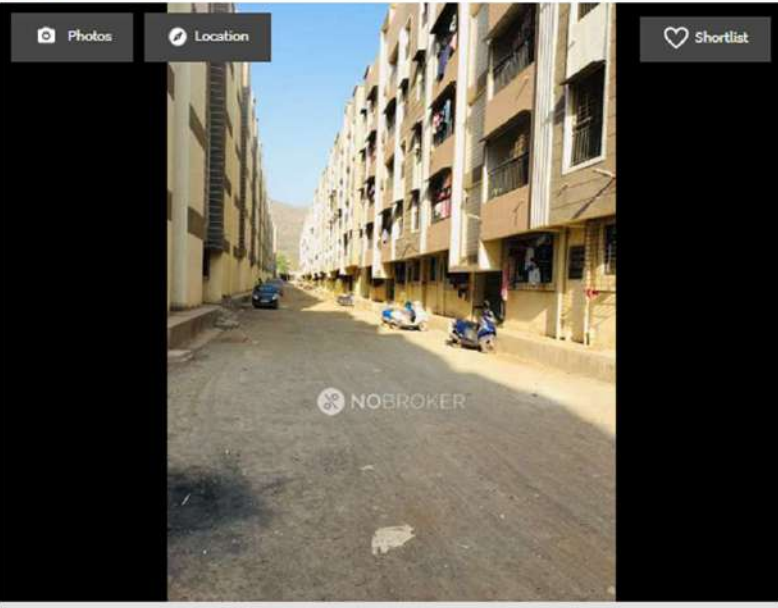
**500**  
Sq.Ft


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Photos
Location



 Shortlist


 <b>1 Bedroom</b> <small>No. of Bedroom</small>	 <b>Jul 16, 2024</b> <small>Posted On</small>
 <b>1 Bathroom</b> <small>No. of Bathroom</small>	 <b>Immediately</b> <small>Possession</small>
 <b>NA</b> <small>Balcony</small>	 <b>Mangal Murti Chsl</b> <small>Apartment</small>
 <b>Bike and Car</b> <small>Parking</small>	 <b>None</b> <small>Power Backup</small>

**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: [UCO Bank](#) [Global City](#) [Miraj Cinemas Fun Fiesta](#) [YASHVANT GAURAV RIKSHA STAND](#)


[RAJHANS DREAMS EMERALD TOPAZ](#)


### Overview

 Age of Building: 5-10 Years	 Ownership Type: Self Owned
 Maintenance Charges: ₹2.0 Per Sq.Ft/M	 Flooring: NA
 Builtup Area: 500 Sq.Ft	 Furnishing Status: Semi <a href="#">Furnish Now</a>
 Facing: East	 Floor: 4/4
 Parking: Bike And Car	 Gated Security: Yes

### Activity On This Property


 38  
Unique Views

 0  
Shortlists

 0  
Contacted

Powered By: NBEstimate


### Similar Properties



**1 BHK Flat in New Ever...**

Surya Garden

Within 5 km




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Leader's Engineer  
10/1720 MH2010 PTC2307864

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	313.00	375.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹5,176.00	₹4,320.00	-



5187535

11-03-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 5187/2023

नोंदणी :

Regn.63m

गावाचे नाव : मालोडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1422000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नंबर 001 तळमजला सी विंग क्षेत्र 375 चौरस फुट बिल्टअप म्हणजेच 34.83 चौरस मिटर गोविंद नगर कॉम्प्लेक्स बिल्डींग नाव ग्रीन लॅन्ड को ऑप हौ सो लि.,मालोडे वसई पश्चिम तालुका वसई जिल्हा पालघर( ( C.T.S. Number : पर्डी नंबर 1 व 2 सिटी सर्वे नंबर 1107 पर्डी नंबर 10/3 सिटी सर्वे नंबर 1107 पर्डी नंबर 252 सिटी सर्वे नंबर 1160 ; ) )
(5) क्षेत्रफळ	375 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सी हर्षदा प्रमोद पंडित - - वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 5/202 ऑर्बिड श्रीजी स्पॅल्लर घोडबंदर रोड ब्रम्हानंद बस डेपोजवळ धर्माचपाडा ठाणे 400607, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-ATTP0577B 2): नाव:-सी वैशाली विनोद कदम - - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका नंबर सी/220 सुयोग अपार्टमेंट लिंक रोड वझीरा नाका डॉन बास्को स्कूलसमोर बोरीवली पश्चिम मुंबई 400091, . . पिन कोड:-400091 पॅन नं.-AUAPK6999E 3): नाव:-सी आदिती अमित शिंदे - - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका नंबर बी/205 गंगेश्वर व्हॅली को ऑप हौ सो लि नंदावली रोड स्वामी समर्थ मठाजवळ भोपर पो निलजे तालुका कल्याण डोंबिवली पूर्व ठाणे 421204, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं.-ARGPM9002R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री आसिफ सिराज शेख - - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी/002 तळमजला ग्रीन लॅन्ड हातीमोहल्ला वसई पश्चिम तालुका वसई जिल्हा पालघर, . . पिन कोड:-401201 पॅन नं.-CRVPS5712D
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5187/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	105000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)चौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	750.00	900.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹6,460.00	₹5,383.00	-

5777535

11-03-2024

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

सूची क्र.2

दुष्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 5777/2023

नोंदणी :

Regn:63m

गावाचे नाव : मालोंडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3413000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे मालोंडे ता. वसई जि. पालघर येथील सि.सर्वे. नं. 1107 प.नं.1,2,10/3, व सि. सर्वे.नं. 1160 प.नं. 252,या मिळकतीवरील ग्रीन लॅन्ड को.ऑप.हौ.सो.लि.,इन गोविंद नगर या इमारती मधील सदनिका क्र. 003,सी- विंग,तळ मजला,बिल्डींग नं. 1,क्षेत्र 900 चौ. फुट बिल्ट अप म्हणजेच 83.64 चौ. मी. बिल्ट अप,हाथी मोहल्ला,वसई हि मिळकत.( ( C.T.S. Number : 1107,1160 ; ) )
(5) क्षेत्रफळ	83.64 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असलेले तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-शकिल हारून मेमन -- वय.-47 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एच आर हाऊस, कॉसमॉस ट्यूब लाईट फॅक्टरीजवळ, हाथी मोहल्ला, वसई, ता. वसई. जिल्हा. पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं.-ABOPM0108L 2): नाव.-खतिजा शकिल मेमन -- वय.-39 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एच आर हाऊस, कॉसमॉस ट्यूब लाईट फॅक्टरीजवळ, हाथी मोहल्ला, वसई, ता. वसई. जिल्हा. पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं.-ALTPM3710F
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मोहम्मद आदिल मुस्तफा अन्सारी -- वय.-34; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 305, शारदा निवास, गौसिया मस्जिद जवळ, कोळीवाडा, वसई, ता. वसई. जि. पालघर -, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं.-ASLPA9293N 2): नाव.-समिना मोहम्मद आदिल अन्सारी -- वय.-34; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 305, शारदा निवास, गौसिया मस्जिद जवळ, कोळीवाडा, वसई, ता. वसई. जि. पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं.-BLUPA9595G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5777/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 **₹ 47,51,725.00 (Rupees Forty Seven Lakhs Fifty One Thousands Seven Hundred And Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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



Since 1989

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

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