

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, 2nd 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.



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Regd. Office

81-001, U/8 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

This is to certify that the property bearing Residential Flat No. 204, 2nd 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.**

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 16:29:42 +05'30'


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, 2nd 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	Mr. Salman Asif Wandrick & Mrs. Sharifa Asif Wandrick
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	Address: Residential Flat No. 204, 2 nd 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. Contact Person : 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
	LAND	
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

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	SALES	
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	COST OF CONSTRUCTION	
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.
	Remark: 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, 2nd 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 Masonry 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 2nd 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)

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

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2nd 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 nd 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	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: 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



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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



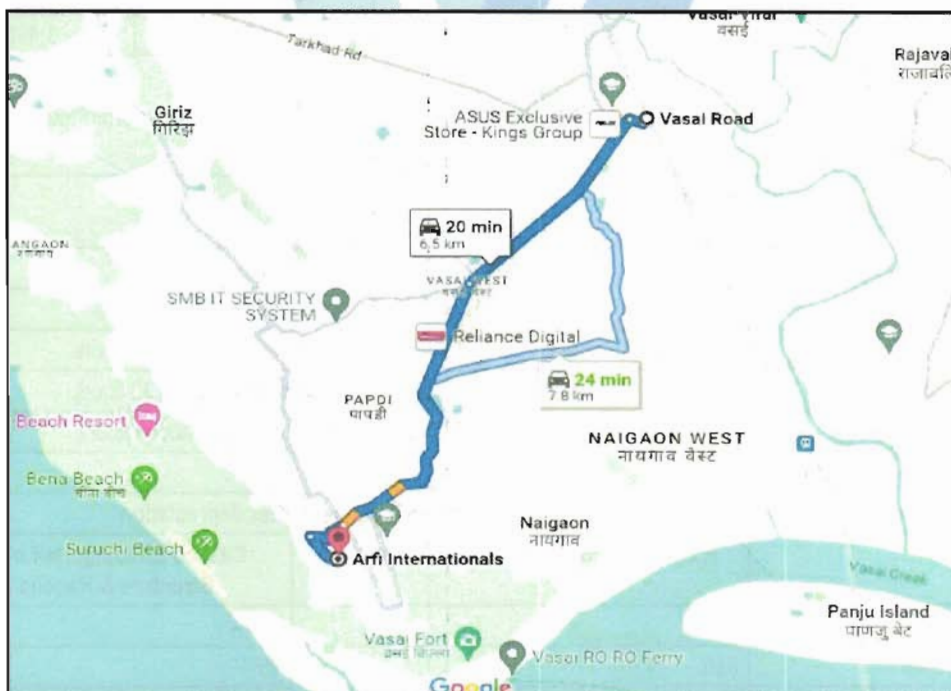
Actual Site Photographs



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

Stamp Duty Ready Reckoner Market Value Rate for Flat	40800			
Flat Located on 2 nd Floor				
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	40,800.00	Sq. Mtr.	3,790.00	Sq. Ft.
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%			
Rate to be adopted after considering depreciation [B + (C X D)]	37,306.00	Sq. Mtr.	3,466.00	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

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	-		
	Carpet	Built Up	Saleable
Area	550.00	660.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,273.00	₹6,061.00	-

Pay Rent
Post Your Property
Sign up
Login
Menu

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

Sunya Garden

₹ 40 Lacs

Negotiable

₹ 22,925/Month

Estimated EMI*

575

Sq.Ft

Need Home Loan?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Tarkhad / 1bhk Flat for Sale in Tarkhad / Property Details

Photos
Location

1 Bedroom

No. of Bedrooms

1 Bathroom

No. of Bathrooms

2

Bathroom

Bike and Car

Parking

Jul 10, 2024

Posted On

Immediately

Posted On

New Evershine Gar...

Neighborhood

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 YASHWANT GAURAV RISHA 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 Furnished Now	Facing	Don't Know
Floor	3/5	Parking	Bike And Car

Activity On This Property

20 Unique Views 0 Shortlists 0 Contacts

Powered By NBEstimate

Similar Properties

There are no Similar Properties



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

NOBROKER

1 BHK Flat In Mangal Murti Chsl For Sale In Vasai-...
Road, opp. Evershine Gardens, Dola/Agan, Vasai West, Vasai-Vir

₹ 35 Lacs (Negotiable) | ₹ 20,060/Month (Estimated EMI) | 500 Sq Ft

1 Bedroom | 1 Bathroom | NA (Bathroom) | Bike and Car (Parking)

Jul 16, 2024 (Posted On) | Immediately (Possession) | Mangal Murti Chsl (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

Nearby: UCO Bank | Global City | Mira | Cinemas Fun Fiesta | YASHVANT GAURAV BIKSHA 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 Furnish Now
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...
Suraj Dham
Within 5 km



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
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) वित्तखाचा प्रकार	करारनामा
2) मोबदला	1500000
3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	1422000
4) भू-मापन पोटहिसा 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 ही सी 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 कित्या चुकी देण्यात आसेल तेव्हा	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -सी हर्षदा प्रमोद पंडित - - वय -46 पत्ता -पॉस्ट नं - माळा नं - इमारतीचे नाव - ब्रॉक नं - रोड नं 5/202 ऑर्बोड श्रीजी स्वीलर घोडबंदर रोड ब्रह्मनंद बस टेपोजवळ धर्मबघाडा ठाणे 400607 महाराष्ट्र ठाणे पिन कोड -400607 पिन नं -ATTPP0577B 2) नाव -सी वैशाखी विनोद कदम - - वय -44 पत्ता -पॉस्ट नं - माळा नं - इमारतीचे नाव - ब्रॉक नं - रोड नं सदनिका नंबर सी/220 सुयोग अपार्टमेंट लिंक रोड वडीरा नाका डॉन बस्को स्कूलसमोर बोरीवली पश्चिम मुंबई 400091 . पिन कोड -400091 पिन नं - AUJAPK6999E 3) नाव -सी आदिती अमित शिंदे - - वय -40 पत्ता -पॉस्ट नं - माळा नं - इमारतीचे नाव - ब्रॉक नं - रोड नं सदनिका नंबर सी/205 गंगेश्वर कॉली को ऑप ही सी लि नंदावली रोड स्वामी समर्थ महाजवळ भोपर पो निलजे तालुका कात्याय जोशिवली पूर्व ठाणे 421204. महाराष्ट्र ठाणे पिन कोड -421204 पिन नं -ARGPM9002R
8) दस्तऐवज करून देणा-या पक्षकाराचे व कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -श्री आशिफ सिराज शेख - - वय -37 पत्ता -पॉस्ट नं - माळा नं - इमारतीचे नाव - ब्रॉक नं - रोड नं सी/002 तळमजला ग्रीन लॅन्ड हातीमोहल्ला वसई पश्चिम तालुका वसई जिल्हा पालघर . पिन कोड -401201 पिन 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) गैरा	
मुल्यांकनासाठी विचारात घेतलेला तयारीत -	
मुद्रांक शुल्क आकारताना नियडलेला अनुबंध -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



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Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
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	दुयम निबंधक सह दु नि वसई 6 दस्ता क्रमांक 5777/2023 नोंदणी Regn 63m
गावाचे नाव : मालोंडे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी दिती की पट्टेदार ते नमूद करावे	3413000	
(4) भू-मापन, घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव पालघरइतर वर्णन इतर माहिती इतर माहिती गाव मोजे 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 हो 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 तज्ञ		
(7) दस्तऐवज करून देणे-या/लिहून ठेवणे-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -शक्ति 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 -शक्ति शक्ति 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 देणे-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) दस्ता नोंदणी केल्याचा दिनांक	16/12/2023	
(11) अनुक्रमांक खंड व पृष्ठ	5777/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीट		
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 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 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.



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 47,51,725.00 (Rupees Forty Seven Lakhs Fifty One Thousands Seven Hundred And Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 16:30:09 +05'30'

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



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