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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. Suraj Suryakant Madhavi**

Residential Flat No. D/603, 6th Floor, Building No 60, Wing - D, "VENICE", Mohak City, Village - Virar,
Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India.

Latitude Longitude : 19°26'33.9"N 72°49'4.6"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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D/603, 6th Floor, Building No 60, Wing - D, "VENICE", Mohak City, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mr. Suraj Suryakant Madhavi**.

Boundaries of the property

North : Rajanigandha Bungalow
South : 'C' Wing
East : Mohak City Road
West : 'E' Wing

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 **₹ 50,51,960.00 (Rupees Fifty Lakhs Fifty One Thousands Nine Hundred And Sixty 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

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 15:51:08 +05'30'



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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Regd. Office

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Residential Flat No. D/603, 6th Floor, Building No 60, Wing - D, "VENICE", Mohak City, 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 26.08.2024 for Housing Loan Purpose.
1	Date of inspection	23.08.2024
3	Name of the owner / owners	Mr. Suraj Suryakant Madhavi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. D/603, 6 th Floor, Building No 60, Wing - D, "VENICE", Mohak City, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India. Contact Person : Mr. Suraj Suryakant Madhavi (Owner) Contact No. 8329655689
6	Location, Street, ward no	Village - Virar, District - Palghar
7	Survey / Plot No. of land	Village - Virar New Survey No - 338, Hissa No. A/2
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. = 573.36 (Area as per Site measurement) Carpet Area in Sq. Ft. = 530.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 636.00 (Carpet Area + 20%)



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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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Suraj Suryakant Madhavi
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Suraj Suryakant Madhavi
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,000.00 (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 law?	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 Flat in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied upon, 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 – 2014 (As per 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:	

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. D/603, 6th Floor, Building No 60, Wing - D, "VENICE", Mohak City, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mr. Suraj Suryakant Madhavi**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.9966/2012 Dated 16.10.2012 between M/s. VMS Enterprises(The Developers) And Mr. Suraj Suryakant Madhavi(The Purchaser).
2)	Copy of Occupancy Certificate No.VVCMC/TP/OC/VP-0028/109/2014-15 Dated 12.08.2014 issued by Vasai Virar City Municipal Corporation.

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 1.5 km. from virar Railway Station.

Building

The building under reference is having Ground + 7 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. 6th Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Passage + 2 Toilet.Dry Balcony & Flowerbed Area (i.e. 2 BHK Flat). 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 Carpet Area of the Residential Flat	:	530.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per occupancy certificate)
--------------------------------------	---	-------------------------------------



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Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	636.00 Sq. Ft. X ₹ 2,600.00 = ₹ 16,53,600.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 2,48,040.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 60,480/- per Sq. M. i.e. ₹ 5,619/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 55,602/- per Sq. M. i.e. ₹ 5,166/- per Sq. Ft.
Value of property as on 26th August 2024	:	530.00 Sq. Ft. X ₹ 10,000 = ₹53,00,000.00

(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 26th August 2024	:	₹ 53,00,000.00 - ₹ 2,48,040.00 = ₹ 50,51,960.00
Total Value of the property	:	₹ ₹ 50,51,960.00
The realizable value of the property	:	₹45,46,764.00
Distress value of the property	:	₹40,41,568.00
Insurable value of the property (636.00 X 2,600.00)	:	₹16,53,600.00
Guideline value of the property (636.00 X 5166.00)	:	₹32,85,576.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D/603, 6th Floor, Building No 60, Wing - D, "VENICE", Mohak City, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India for this particular purpose at **₹ 50,51,960.00 (Rupees Fifty Lakhs Fifty One Thousands Nine Hundred And Sixty 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 **₹ 50,51,960.00 (Rupees Fifty Lakhs Fifty One Thousands Nine Hundred And Sixty 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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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	:	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



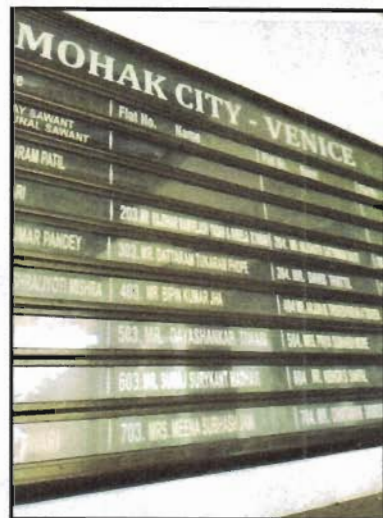
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Actual Site Photographs



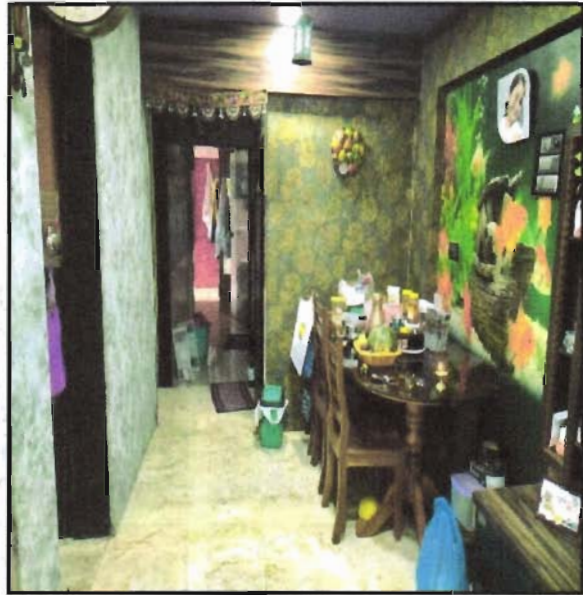
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Actual Site Photographs



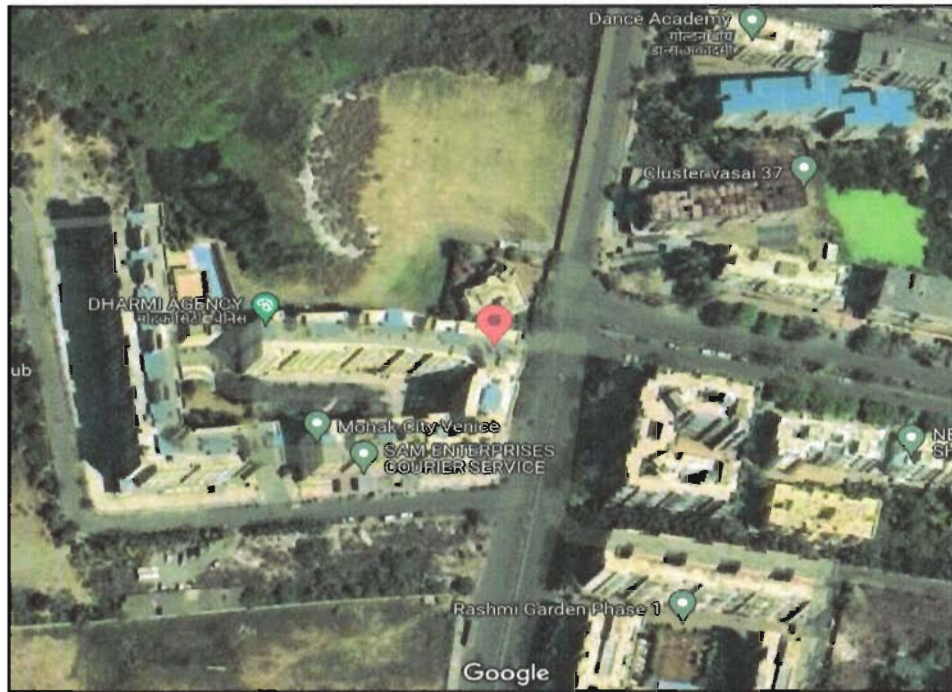
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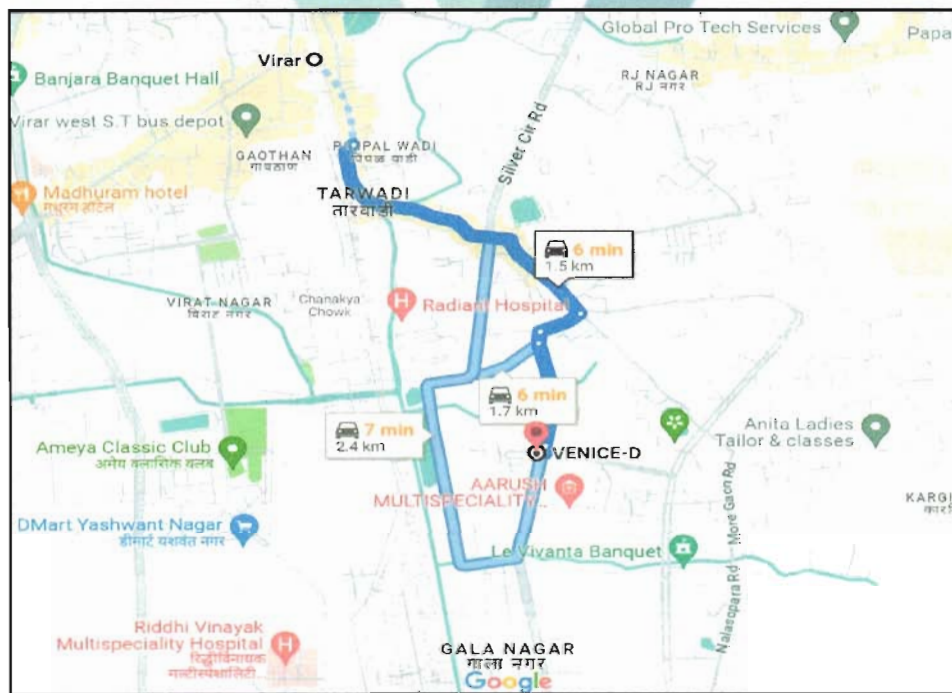
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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°26'33.9"N 72°49'4.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (virar - 1.5 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: 2024-2025 Language: English

Selected District: Palghar

Select Taluka: Vasai

Select Village: Mauje [Gav] Virar No. 18 A,B,C,D,E,F (Vasai)

Search By: Survey No. SubZones

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

Stamp Duty Ready Reckoner Market Value Rate for Flat	57600			
Increase by 5% on Flat Located on 6 th Floor	2880			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	60,480.00	Sq. Mtr.	5,619.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11700			
The difference between land rate and building rate(A-B=C)	48,780.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	55,602.00	Sq. Mtr.	5,166.00	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



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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



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Price Indicators

Property	Mohak City, Virar		
Source	https://www.99acres.com/		
Floor	1st		
	Carpet	Built Up	Saleable
Area	470.00	564.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,426.00	₹8,688.00	-

99acres
Post property FREE

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Virar > Flats in Virar East > 2 BHK Flats in Virar East > 30 to 35 Lakh

Posted on Jul 2

₹49 Lac

@ 8,448 per sq.ft.

Estimated EMI ₹39,136

2BHK 2Baths

Flat/Apartment for Sale

in Mohak City Virar East, Virar East, Mumbai

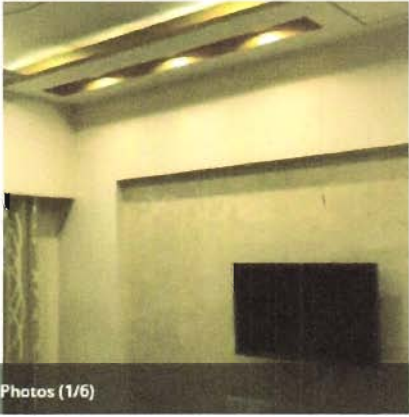
RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Contact Owner FREE

♥ shortlist

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Articles

Property (6)



Photos (1/6)

Area

Built Up area: 580 sq.ft. v

(53.88 sq.m)

Carpet area: 470 sq.ft. (43.66 sq.m)

Configuration

2 Bedrooms , 2 Bathrooms

Price

₹ 49 Lac+ Govt Charges & Tax

@ 8,448 per sq.ft. (Negotiable) View Price

Details

Address

Mohak City Virar East

Virar East, Mumbai

Floor Number

1st of 7 Floors

Facing

East

Overlooking


Pool, Park/Garden, Club, Main Road, Other


Property Age

so 5 Year Old

Send Feedback

Property	Mohak City, Virar East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	485.00	582.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,309.00	₹8,591.00	-


Pay Rent
Post Your Property
Sign up
Login
Menu



2 BHK Flat In Mohak City Phase I For Sale In ...

New Nallasopara Virar Link Road, Virar East, Mumbai, Mahar...

₹ 50 Lacs

Non-negotiable

₹ 28,657/Month

Estimated EMI

750

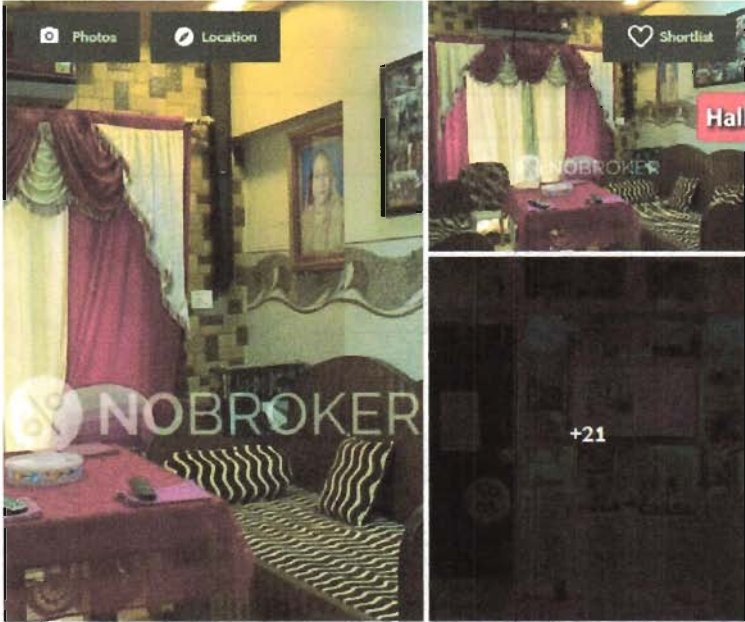
Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos
Location



2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

4

Balcony

Bike and Car

Parking

Mar 20, 2024

Posted On

Immediately

Possession

Mohak City Phase I

Apartment

Full

Power Backup

Get Owner Details

Check Now

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 Miraj Cinemas Fun Fiesta Shakun Park

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	750 Sq.Ft	Carpet Area	485 Sq.Ft

Activity On This Property

Unique Views Shortlists Contacted

Powered By: NBEstimate

Similar Properties



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Sale Instances

Property	Mohak city, Virar East		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	503.00	603.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,946.00	₹7,455.00	-

24/08/2024, 13:52		98_11630	
1163080	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2	
19-08-2024		दस्त क्रमांक : 11630/2024	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn 63m	
गावाचे नाव : विरार			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4500000		
(3) बाजारभाव, भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3712435.2		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: मौजे विरार,विभाग 4,सर्वे क्र.338,हिस्सा क्र.अ/2,सदनिका क्र.101 ई वींग,पहिला मजला,क्षेत्र 46.74 चौ.मीटर कारपेट + टेरस क्षेत्र 20.91 चौ मीटर कारपेट,फ्लोरेन्स,फ्लोरेन्स अपार्टमेंट को-ऑप. होसिंग सोसायटी लि.,मोहक सिटी,विवा जांगिड कॉम्प्लेक्स,बिल्डींग नं.61((Survey Number : 338 ; HISSA NUMBER : अ/2 ;))		
(5) क्षेत्रफळ	46.74 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेका			
(7) दस्तऐवज करून देणा-या पक्षकाराचे देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुनिल दत्ताराम नरे वय:-61 पत्ता:-प्लॉट नं: सदनिका क्र. 101, ई विंग, माळा नं: पहिला मजला, इमारतीचे नाव फ्लोरेन्स अपार्टमेंट को-ऑप. होसिंग सोसायटी लि., ब्लॉक नं: मोहक सिटी, रोड नं: विरार-नालासोपारा लिंक रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAXPN2619P 2): नाव:-सुहासिनी सुनिल नरे वय:-59 पत्ता:-प्लॉट नं: सदनिका क्र. 101, ई विंग, माळा नं: पहिला मजला, इमारतीचे नाव फ्लोरेन्स अपार्टमेंट को-ऑप. होसिंग सोसायटी लि., ब्लॉक नं: मोहक सिटी, रोड नं: विरार-नालासोपारा लिंक रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAVPM2562K		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्यामनारायण कमला प्रसाद मिश्रा वय:-52; पत्ता:-प्लॉट नं: ए.303, माळा नं: - इमारतीचे नाव: लंबोदर बिल्डींग, ब्लॉक नं: गुरूदत्त नगर, रोड नं: फुलपाडा रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ALUPM5670K 2): नाव:-प्रशांत श्यामनारायण मिश्रा वय:-29, पत्ता:-प्लॉट नं: ए.303, माळा नं: - इमारतीचे नाव: लंबोदर बिल्डींग, ब्लॉक नं: गुरूदत्त नगर, रोड नं: फुलपाडा रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-COUPM2748R 3): नाव:-आदर्श श्यामनारायण मिश्रा वय:-24, पत्ता:-प्लॉट नं: ए.303, माळा नं: - इमारतीचे नाव: लंबोदर बिल्डींग, ब्लॉक नं: गुरूदत्त नगर, रोड नं: फुलपाडा रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-GJVP7509E		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	28/05/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	11630/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Property	Mohak city, Virar East		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	503.00	603.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,952.00	₹6,627.00	-

24/08/2024, 13:54	igr_1113
1113534 28-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 1113/2024 नोंदणी : Regn:63m
गावाचे नाव : विरार	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3230669
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: विभाग क्र. 4,गाव मौजे - विरार,सर्व्हे नं. 338,हिस्सा नं. ए / 2,वरील इमारत फ्लोरेन्स,बिल्डींग नं. 61,सदनिका क्र.403, चौथा मजला, सी-विंग, फ्लोरेन्स अपार्टमेंट को-ऑप.हौ.सो.लि.,मोहक सिटी टाऊनशिप,सदनिकेचे क्षेत्र - 46.74 चौ.मी.,(कारपेट एरिया),((Survey Number : 338 :))
(5) क्षेत्रफळ	46.74 चौ.मीटर
(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:-लक्ष्मीप्रिया रोशन मोरे वय:-44 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं. बी - 201, ओमकार पार्क, बिल्डींग नं. 4, मनवेलपाडा रोड, साईबाबा मंदिर जवळ, विरार पूर्व., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BAMP3612H 2): नाव:-रोशन रामचंद्र मोरे वय:-42 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं. बी - 201, ओमकार पार्क, बिल्डींग नं. 4, मनवेलपाडा रोड, साईबाबा मंदिर जवळ, विरार पूर्व., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ARZPM7593G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधासू सेखर पाटी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी / 404, फोरेन्स बिल्डींग, विरार एनएसपी लिंक रोड, मोहक सिटी, विरार पूर्व., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AQVPP5808Q 2): नाव:-सुधानुबाला सुधानु सेखर पाटी वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी / 404, फोरेन्स बिल्डींग, विरार एनएसपी लिंक रोड, मोहक सिटी, विरार पूर्व., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BUJPP4878B
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1113/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 50,51,960.00 (Rupees Fifty Lakhs Fifty One Thousands Nine Hundred And Sixty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

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 15:51:19 +05'30'

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

