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MSME Reg No: UDYAM-MH-18-0083617  
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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 Client's : **Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar**

Residential Flat No. D/201, 2<sup>nd</sup> Floor, Wing - D, "**Mohak Chambers Co-op. Hsg. Soc. Ltd.**", Opp. Bhushan Hospital, Manvelpada Road, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India.

**Latitude Longitude : 19°26'57.3"N 72°49'3.2"E**

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**

Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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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**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D/201, 2<sup>nd</sup> Floor, Wing - D, "Mohak Chambers Co-op. Hsg. Soc. Ltd.", Opp. Bhushan Hospital, Manvelpada Road, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India is being purchased by **Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar.**

Boundaries	:	Building	Flat
North	:	Mohak Chamber 2	Lobby & Flat No. 204
South	:	Jivdani Vandan Building	Marginal Space
East	:	'A' Wing of Mohak Chamber CHSL	Staircase
West	:	Manvelpada Road	Flat No. 202

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 **₹ 32,01,660.00 (Rupees Thirty Two Lakhs One Thousand Six 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.

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. D/201, 2<sup>nd</sup> Floor, Wing - D, "Mohak Chambers Co-op. Hsg. Soc. Ltd.", Opp. Bhushan Hospital, Manvelpada Road, 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 06.09.2024 for Bank Loan Purpose.
1	Date of inspection	05.09.2024
3	Name of the Client's	<b>Mrs. Ashwini Mahesh Mahaddalkar &amp; Mr. Mahesh Suresh Mahaddalkar</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. D/201, 2 <sup>nd</sup> Floor, Wing - D, "Mohak Chambers Co-op. Hsg. Soc. Ltd.", Opp. Bhushan Hospital, Manvelpada Road, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Vinayak Dalvi (Bank Staff) Contact No. 7977110196
6	Location, Street, ward no	Opp. Bhushan Hospital Village - Virar, District - Palghar
7	Survey / Plot No. of land	Village - Virar New Survey No - 235, Hissa No. 1
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. = 366.56 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 490.00 (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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,700.00 (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 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 – 1994 (As Per Development Permission 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>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 06.09.2024 for Residential Flat No. D/201, 2<sup>nd</sup> Floor, Wing - D, "**Mohak Chambers Co-op. Hsg. Soc. Ltd.**", Opp. Bhushan Hospital, Manvelpada Road, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India belongs to **Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar.**

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

1)	Copy of Agreement for sale Registration No.4714/2015 Dated 02.07.2015 between Mr. Subodh Shankar Kelaskar(The Transferor) And Mr. Sameer Suresh Shirodkar(The Transferee).
2)	Copy of Occupancy Certificate No. CIDCO/VVSR/BP-835/E/9287 Dated 23.12.1996 issued by CIDCO.
3)	Copy of Development Permission Document No. CIDCO/VVSR/BP-836/I/31415 Dated 18.05.1994 issued by CIDCO.
4)	Copy of Title Search Report Dated 03.09.2024 Ref. No. 804/SGM/2024 in the name of Proposed Purchaser / Buyer(s) : Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar and Name of the Owner : Mr. Sameer Suresh Shirodkar legal heirs Mr. Sachin Suresh Shirodkar issued by S.G.M. & Associates, Advocate High Court.
5)	Copy of Sale Certificate between Saraswat Co-operative Bank Ltd.(The Seller) And Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar (The Purchasers).

### **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 700m 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. 2nd Floor is having 4 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + WC.(i.e. 1 BHK Flat) This Residential Flat is Marble Flooring, Teak wood door



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frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 6th September 2024**

The Built Up Area of the Residential Flat	:	490.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	1996 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	490.00 Sq. Ft. X ₹ 2,300.00 = ₹ 11,27,000.00
Depreciation $\{(100 - 10) \times (28 / 60)\}$	:	42.00%
Amount of depreciation	:	₹ 4,73,340.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 51,840/- per Sq. M. i.e. ₹ 4,816/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 40,601/- per Sq. M. i.e. ₹ 3,772/- per Sq. Ft.
Value of property as on 6th September 2024	:	490.00 Sq. Ft. X ₹ 7,500 = ₹36,75,000.00

(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)

<b>Fair value of the property as on 6th September 2024</b>	:	<b>₹ 36,75,000.00 - ₹ 4,73,340.00 = ₹ 32,01,660.00</b>
<b>Total Value of the property</b>	:	<b>₹32,01,660.00</b>
<b>The realizable value of the property</b>	:	<b>₹28,81,494.00</b>
<b>Distress value of the property</b>	:	<b>₹25,61,328.00</b>
<b>Insurable value of the property (490.00 X 2,300.00)</b>	:	<b>₹11,27,000.00</b>
<b>Guideline value of the property (490.00 X 3772.00)</b>	:	<b>₹18,48,280.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D/201, 2<sup>nd</sup> Floor, Wing - D, "Mohak Chambers Co-op. Hsg. Soc. Ltd.", Opp. Bhushan Hospital, Manvelpada Road, Village - Virar, Taluka - Vasai, District - Palghar, Virar (East), PIN - 401 305, State - Maharashtra, India for this particular purpose at **₹ 32,01,660.00 (Rupees Thirty Two Lakhs One Thousand Six Hundred And Sixty Only)** as on 6th September 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 **6th September 2024** is **₹ 32,01,660.00 (Rupees Thirty Two Lakhs One Thousand Six 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.



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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

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:

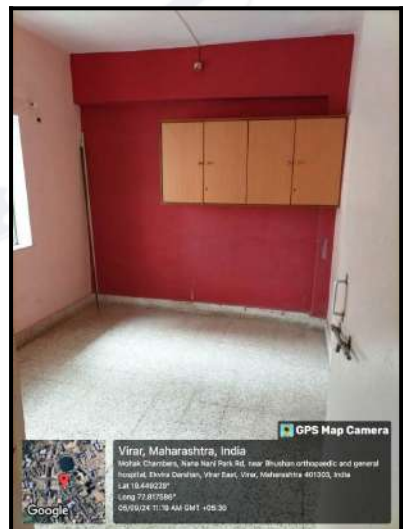
#### ANNEXURE TO FORM 0-1

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	:	1996 (As Per Part Occupancy Certificate)
4	Estimated future life	:	32 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	:	Marble Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No



Technical details		Main Building										
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.	: Superior White										
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										

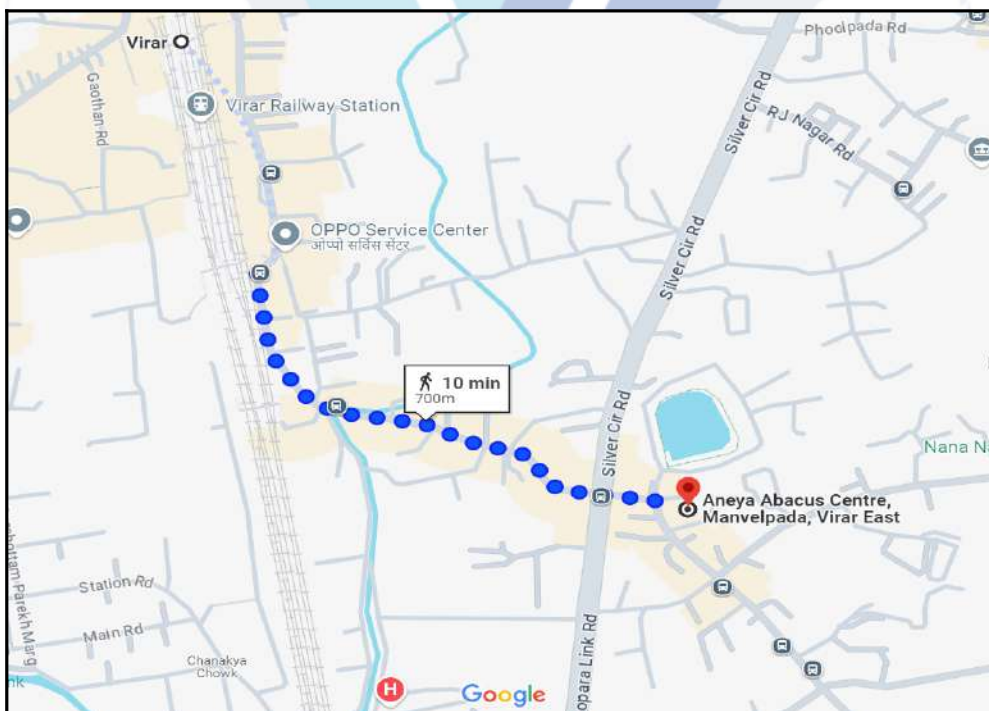
# Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude:** 19°26'57.3"N 72°49'3.2"E


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Virar - 700m).

## 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

Enter Survey No:


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4-विरार क्रमांक 1 मुल्यदर विभाग ड	11700	57600	66700	70900	66700	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57600			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	5760			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>51,840.00</b>	<b>Sq. Mtr.</b>	<b>4,816.00</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)	40,140.00			
Percentage after Depreciation as per table(D)	28%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>40,601.00</b>	<b>Sq. Mtr.</b>	<b>3,772.00</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
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%




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Architects &  
Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ/120 MH2010 PTC23789

**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	Mohak City, Virar East		
Source	https://www.99acres.com/		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	454.17	545.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹7,486.00	₹6,239.00	-

99acres

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Posted on Jul 1

₹34 Lac

@ 6,238 per sq.ft.

Estimated EMI ₹27,156

1BHK 2Baths

Flat/Apartment for Sale

in Mohak City Virar East, Virar East, Mumbai


Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Articles

Property (7)



Photos (1/7)

Area

Built Up area: 545 sq.ft. v

(50.63 sq.m.)

Price

₹ 34 Lac

@ 6,238 per sq.ft. (Negotiable)

Floor Number

6<sup>th</sup> of 7 Floors

Configuration

1 Bedroom , 2 Bathrooms,

Address

Mohak City Virar East

Virar East, Mumbai

Property Age

10+ Year Old

[Send Feedback](#)

Property	Mohak Chambers, Virar East		
Source	square yards		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	408.33	490.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,347.00	₹6,122.00	-

The screenshot displays the 'Mohak Chambers Price Insights' section on the Square Yards website. It includes a navigation bar with options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', 'Resale', 'Rent', 'Property Intelligence', and 'Login'. Below the navigation, there are tabs for 'Overview', 'Regulatory Information', 'Data Intelligence', 'Amenities', 'Specifications', 'Commute Time', and 'Location & Landmarks'. The main content area is titled 'Mohak Chambers Govt. Registered Recent Transactions' and shows 'Showing Last 12 Transactions.' There are filter buttons for 'All', 'New Sale', 'Resale', and 'Lease'. A table lists the following transactions:

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
2024-08-16	Floor G, Unit 2	A	450 Sq. Ft.	₹ 28 L	₹ 6,222	Sale
2024-01-19	Floor 4, Unit 401	A	980 Sq. Ft.	₹ 10,000	₹ 10	Lease
2023-10-18	-	-	4500 Sq. Ft.	₹ 1.4 L	₹ 31	Lease
2023-05-11	Floor 1, Unit 103	A	490 Sq. Ft.	₹ 30 L	₹ 6,122	Sale
2023-02-08	Floor G, Unit 2	D	490 Sq. Ft.	₹ 8,500	₹ 17	Lease




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Property	Manvelpada, Virar East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	437.50	525.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,857.00	₹5,714.00	-



Pay Rent
Post Your Property
Sign up
Log in
Menu



**1 BHK Flat In Aryan Paradise For Sale In Virar...**

Aryan Paradise CHS Manvelpada Rd, Virar East Virar, Mahara...

₹ 30 Lacs

Non-negotiable

₹ 17,194/Month

Estimated EMI

525


Sq.Ft

Need Home Loan ?

Apply Loan

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Photos
Location



Shortlist

**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**1**

Balcony

**Bike**

Parking

**Aug 12, 2024**

Posted On

**Immediately**

Possession

**Aryan Paradise**

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:

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

**Maintenance Charges** ₹1.0 Per Sq.Ft/M

**Ownership Type** Self Owned

**Flooring** Cement

**Activity On This Property**

37

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate



## Sale Instances

Property	Mohak City, Virar East		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	438.00	525.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,991.00	₹6,659.00	-

06/09/2024, 10:45		lgr_11634	
1163480	<b>सूची क्र.2</b>		दुयम निबंधक : सह दु.नि. वसई 2
19-08-2024			दस्त क्रमांक : 11634/2024
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)मौबदला	3500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2744755.2		
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: , इतर माहिती: मौजे विरार,विभाग 4,सर्वे क्र.338,हिस्सा क्र.अ/2,सदनिका क्र.102,ई वींग,पहिला मजला,क्षेत्र 34.29 चौ.मीटर कारपेट + टेरेस क्षेत्र 16.26 चौ.मीटर कारपेट,फ्लोरेन्स,फ्लोरेन्स अपार्टमेंट को-ऑप. हौसिंग सोसायटी लि.,बिल्डींग नं.61,मोहक सिटी( ( Survey Number : 338 ; HISSA NUMBER : अ/2 ; ) )		
(5) क्षेत्रफळ	34.29 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:-सिद्धिता सुनिल नरे लग्नंतरचे नाव सौ. सिद्धिता अमित जाधव तर्फे कु मु सुनिल दत्ताराम नरे वय:-61 पत्ता:-प्लॉट नं: 103, माळा नं: -. इमारतीचे नाव: अमृत आशिष, ब्लॉक नं:-, रोड नं: नटवर नगर रोड नं.4, जोगेश्वरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:- AHMPN6742R 2): नाव:-सुहासिनी एस. नरे वय:-59 पत्ता:-प्लॉट नं: सदनिका क्र. 101, ई वींग, माळा नं: पहिला मजला, इमारतीचे नाव: फ्लोरेन्स अपार्टमेंट को-ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: मोहक सिटी, रोड नं: विरार-नालासोपारा लिंक रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAVPM2562K 3): नाव:-सुनिल डी. नरे वय:-61 पत्ता:-प्लॉट नं: सदनिका क्र. 101, ई वींग, माळा नं: पहिला मजला, इमारतीचे नाव: फ्लोरेन्स अपार्टमेंट को-ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: मोहक सिटी, रोड नं: विरार-नालासोपारा लिंक रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAXPN2619P		
(8)दस्तऐवज करून घेणा-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: गुरुदत्त 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: गुरुदत्त 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: गुरुदत्त नगर, रोड नं: फुलपाडा रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-GJVPM7509E		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024		
(10)दस्त नोंदणी केत्याचा दिनांक	28/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	11634/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Property	Mohak House, Virar East		
Source	Index no.2		
Floor	3rd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	295.83	355.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,437.00	₹6,197.00	-

06/09/2024, 10:46	igr_9985
998580 14-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 9985/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : विरार</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1750000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे विरार,सर्वे नं 245,हिस्सा नं 1/बी,विभाग 2,सदनिका क्र बी 301,तिसरा मजला,मोहक हाउस नं 1,मोहक हाउस नं 1 को ऑपरेटीव्ह हौसिंग सोसायटी लि,विरार पूर्व,सदनिकेचे क्षेत्र 33.46 चौ मी बिल्ट अप Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women( ( Survey Number : 245, हिस्सा नं 1/बी ; ) )
(5) क्षेत्रफळ	33.46 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:-रत्ना देवेंद्र ओझा -- वय:-64 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी 301, तिसरा मजला, मोहक हाउस नं 1, मनवेलपाडा रोड, विरार पूर्व, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AANPO9037A 2): नाव:-देवेंद्र बाळकृष्ण ओझा -- वय:-67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी 301, तिसरा मजला, मोहक हाउस नं 1, मनवेलपाडा रोड, विरार पूर्व, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAAPO8827H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शर्मिला मोहन पौतदार -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1/8, सदाशिव नगर, नेक्स्ट टू चौधरी हॉल, मनवेलपाडा रोड, विरार पूर्व, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AZEP9172B
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9985/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22000

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th September 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.



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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 **₹ 32,01,660.00 (Rupees Thirty Two Lakhs One Thousand Six Hundred And Sixty 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



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