

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Gulabchand Yadav & Lalti Gulabchand Yadav**

Residential Flat No. 1007, 10th Floor, Building No 5, "**Sunteck - MaxxWorld - 2**", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India.

Latitude Longitude : 19°22'0.4"N 72°51'28.6"E

Intended User:

Cosmos Bank

Borivali Branch (West)

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1007, 10th Floor, Building No 5, "**Sunteck - MaxxWorld - 2**", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India belongs to **Gulabchand Yadav & Lalti Gulabchand Yadav**.

Boundaries of the property

North : Road
South : Building No. 6
East : Under Construction Building & Internal Road
West : Garden

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 **₹ 43,95,600.00 (Rupees Forty Three Lakhs Ninety Five Thousands Six Hundred 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. 1007, 10th Floor, Building No 5, "**Sunteck - MaxxWorld - 2**", Village - Tivri, Naigaon (East), Taluka - Vasai,
District - Palghar, PIN Code - 401 208, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

| | | |
|----|--|--|
| 1 | Purpose for which the valuation is made | To assess Fair Market Value as on 16.10.2024 for Housing Loan Purpose. |
| 1 | Date of inspection | 16.10.2024 |
| 3 | Name of the owner / owners | Gulabchand Yadav & Lalti Gulabchand Yadav |
| 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. 1007, 10 th Floor, Building No 5, " Sunteck - MaxxWorld - 2 ", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India. Contact Person : Mr. Dharmendra (Sales Person) Contact No. 9136955129 |
| 6 | Location, Street, ward no | Village - Tivri, Naigaon (East) District - Palghar |
| 7 | Survey / Plot No. of land | Village - Tivri New Survey No - 54, Hissa No. 4/1, 4/2, 6, 7/2, Survey No. 55, Hissa No. 2, 3, 4, 5A, Survey No. 56, Hissa No. 1/2, 2, 3 |
| 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 | <p>Carpet Area in Sq. Ft. = 381.46 (Area as per Site measurement) Carpet Area in Sq. Ft. = 348.00 Flowerbed Area in Sq. Ft. = 20.00 Dry Balcony Area in Sq. Ft. = 13.00 Total Carpet Area in Sq. Ft. = 381.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 407.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 447.70 (Carpet Area + 10%) RERA Carpet Area in Sq. Ft. = 306.00 Other Usable Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 407.00 (Area as per Agreement for Sale)</p> |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Tivri, Naigaon (East) Taluka - Vasai, District - Palghar, Pin - PIN Code - 401 208 |
| 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? | | 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 | RENTS | | |
| | (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 | 9,200.00 (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 | 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 | <i>COST OF CONSTRUCTION</i> | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2024 (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. |
| | <u>Remark:</u> | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali Branch (West) Branch to assess Fair Market Value as on 16.10.2024 for Residential Flat No. 1007, 10th Floor, Building No 5, "**Sunteck - MaxxWorld - 2**", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India belongs to **Gulabchand Yadav & Lalti Gulabchand Yadav**.

We are in receipt of the following documents:

| | |
|----|---|
| 1) | Copy of Agreement for sale Document No.11200/2020 Dated 10.11.2020 between Sunteck Realty Limited(The Promoter) And Gulabchand Yadav & Lalti Gulabchand Yadav(The purchaser). |
| 2) | Copy of RERA Certificate Document No.P9900024080 Dated 20.01.2020 issued by Maharashtra Real Estate Regulatory Authority. |
| 3) | Copy of Development Permission Dated 15.01.2020 issued by Vasai Virar City Municipal Corporation Document No. VVCMC / TP / CC / SPA - VP - 006 / 61 / 2019 - 20. |
| 4) | Copy of Occupancy Certificate Document No.VVCMC / TP / OC / SPA - VP 006 / 41 / 2023 - 24 dated 16.02.2024 issued by Vasai Virar City Municipal Corporation. |
| 5) | Copy of Approved Building Plan Document No.VVCMC / TP / OC / SPA - VP 006 / 41 / 2023 - 24 dated 16.02.2024 issued by Vasai Virar City Municipal Corporation. |

Location

The said building is located at Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208. The property falls in Residential Zone. It is at a traveling distance 4.1 Km. from Naigaon Railway Station.

Building

The building under reference is having Stilt + 23 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. 10th Floor is having 8 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 10th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 16th October 2024

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 407.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2024 (As per occupancy certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | Less Than 1 Year |
| Cost of Construction | : | 447.70 Sq. Ft. X ₹ 2,800.00 = ₹ 12,53,560.00 |
| Depreciation $\{(100 -) \times (0 / 60)\}$ | : | N.A. Age of Property below 5 year |
| Amount of depreciation | : | ₹ 0.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 60,165/- per Sq. M. i.e. ₹ 5,590/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A. Age of Property below 5 year |
| Value of property as on 16th October 2024 | : | 407.00 Sq. Ft. X ₹ 10,800 = ₹43,95,600.00 |

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

| | | |
|---|---|--|
| Fair value of the property as on 16th October 2024 | : | ₹ 43,95,600.00 - ₹ 0.00 = ₹ 43,95,600.00 |
| Total Value of the property | : | ₹ ₹ 43,95,600.00 |
| The realizable value of the property | : | ₹39,56,040.00 |
| Distress value of the property | : | ₹35,16,480.00 |
| Insurable value of the property (447.70 X 2,800.00) | : | ₹12,53,560.00 |
| Guideline value of the property (447.70 X 5590.00) | : | ₹25,02,643.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1007, 10th Floor, Building No 5, "Sunteck - MaxxWorld - 2", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code -

401 208, State - Maharashtra, India for this particular purpose at **₹ 43,95,600.00 (Rupees Forty Three Lakhs Ninety Five Thousands Six Hundred Only)** as on 16th October 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 **16th October 2024** is **₹ 43,95,600.00 (Rupees Forty Three Lakhs Ninety Five Thousands Six Hundred 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

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

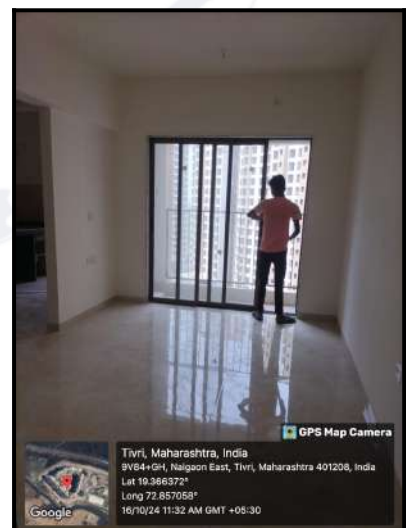
Technical details

Main Building

| | | | |
|---|---|---|--|
| 1 | No. of floors and height of each floor | : | Stilt + 23 Upper Floors |
| 2 | Plinth area floor wise as per IS 3361-1966 | : | N.A. as the said property is a Residential Flat Situated on 10 th Floor |
| 3 | Year of construction | : | 2024 (As per occupancy certificate) |
| 4 | Estimated future life | : | 60 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 Masonry. |
| 8 | Partitions | : | 6" Thk. Brick Masonry. |

| Technical details | | | Main Building |
|-------------------|--|--|---|
| 9 | Doors and Windows | | : Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, . |
| 10 | Flooring | | : Vitrified Tile Flooring. |
| 11 | Finishing | | : Cement Plastering. |
| 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. | | : Ordinary |
| 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 | | : 3 Lifts |
| 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 |

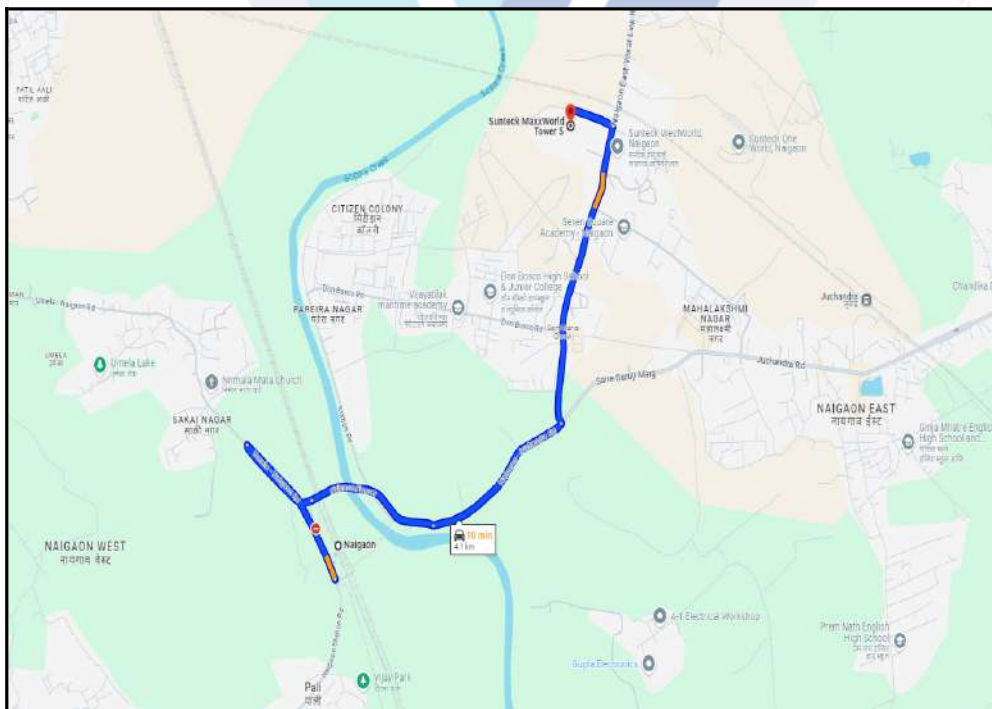
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°22'0.4"N 72°51'28.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Naigaon - 4.1 Km.).

Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Name
Rate Guideline
Logout

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details
 Select Type: ☒ Development Agreement ☐ Tenant Occupied ☐ Other
 Division Name: Konan [Help on Division](#)

District Name: पालघर
 Taluka Name: वसई
 Village/Zone Name: मोत्र - टोवर, विरार मंडळ

Attribute: सर्व्हा मंडळ
 SubZone Name: 3/1/2-रहवासा व इतर तज

Mahapalika Area: Vasai-Virar Municipal

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 5630 | 57300 | 62800 | 71600 | 62800 | Square Meter |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 57300 | | | |
| Increase by 5% on Flat Located on 10 th Floor | 2865 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 60,165.00 | Sq. Mtr. | 5,590.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 5630 | | | |
| The difference between land rate and building rate(A-B=C) | 54,535.00 | | | |
| Percentage after Depreciation as per table(D) | 100% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 60,165.00 | Sq. Mtr. | 5,590.00 | 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 | Flat | | |
| Source | https://www.99acres.com/ | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 407.00 | 447.70 | 537.24 |
| Percentage | - | 10% | 20% |
| Rate Per Sq. Ft. | ₹10,319.00 | ₹9,381.00 | ₹7,818.00 |

99acres Buy Beyond Mira Road X Add more

Sunteck ONEWorld Naigaon East, Mumbai

CONSTRUCTION STATUS
Under Construction
Completion in Dec, 2023

₹ 42 - 53 L + Charges [Download Brochure](#)

1, 2 BHK Apartment

| 1 BHK Apartment | 2 BHK Apartment |
|---|--|
| Carpet Area 407 sq.ft. (37.81 sq.m.) | Carpet Area 550 sq.ft. (51.1 sq.m.) |
| ₹ 42 L + Charges | ₹ 53 L + Charges |

Floor Plans & Pricing [View Homes in 3D](#)


1 BHK Apartment 2 BHK Apar...

1 Floor Plan Available

407 sq.ft. (37.81 sq.m.)
Carpet Area | 1 BHK

Price Indicators

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 431.82 | 475.00 | 570.00 |
| Percentage | - | 10% | 20% |
| Rate Per Sq. Ft. | ₹12,737.00 | ₹11,579.00 | ₹9,649.00 |



2 Beds | 2 Baths | Unfurnished

Super Built-Up Area
570 sqft - ₹9,649/sqft

Floor
10 (Out of 22 Floors)

Furnished Status
Unfurnished

Developer
[Suntech Realty Ltd.](#)

Project
[Suntech Maxx World](#)

Transaction Type
Resale

Status
Ready to Move

Price Breakup ₹55 Lac

Address Naigaon East, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing Unfurnished

Loan Offered Estimated EMI: ₹24806 [Apply for Home Loan](#)

[Contact Owner](#) [Get Phone No.](#)

More Details

About Project

₹55.0 Lac EMI - ₹25k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Suntech Maxx World, [Naigaon East, Mumbai](#)

Posted on: Oct 14, 2019

Contact Owner
Urmi - 91-9910000000
[Get Photo](#)

[Download](#)

Price Breakup ₹55 Lac

Address Naigaon East, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing Unfurnished

Loan Offered Estimated EMI: ₹24806 [Apply for Home Loan](#)

[ADD BANK](#) [HDFC BANK](#) [ICICI BANK](#) [+1](#)

Description: Multistorey apartment is available for sale. It covered area of 570 sq-ft, it is a good location property. Please contact for more details.

[Contact Owner](#)

About Project

Suntech Maxx World by Suntech Realty Ltd.

Price ₹32.5 Lac Onwards

Price per sqft ₹ 5,173 - ₹ 12,808

Configuration 1, 2, 3 BHK Flats

Tower & Unit 3 Towers, 552 Units

4.8 ★★★★★ 6 Reviews

[Explore Project →](#)

Sale Instances

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 406.66 | 447.33 | 536.80 |
| Percentage | - | 10% | 20% |
| Rate Per Sq. Ft. | ₹9,221.00 | ₹8,383.00 | ₹6,986.00 |

15664534

07-10-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 15664/2024

नोदणी :

Regn:03m

गावाचे नाव : टिवरी

| | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3750000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद्र करावे) | 2499900 |
| (4) भू-मापन,पोटोहिसा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: युनिट क्र.308,युनिट चे क्षेत्रफळ 28.44 चौरस मीटर कारपेट रेरा प्रमाणे व 9.34 चौरस मीटर वाढीव क्षेत्रफळ म्हणजेच एकूण क्षेत्रफळ 37.78 चौ. मी.,3 रा मजला,बिल्लिंग नं.9,सनटेक मेक्स वर्ल्ड- 1,टिवरी,नायगाव पूर्व,तालुका वसई,जिल्हा पालघर,पिनकोड 401208,मोजे टिवरी,विभाग क्र. 3/1/2. मधील सर्वे नं. 54/4-1,54/4-2,54/6,54/7-2,55/2,55/3,55/4,55/5ए,56/1-2,56/2,56/3.((Survey Number : सर्वे नं:-54/4-1,54/4-2, 54/6, 54/7-2, 55/2, 55/3, 55/4,55/5ए, 56/1-2, 56/2, 56/3 ;)) |
| (5) क्षेत्रफळ | 41.55 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:-सनटेक रियल्टी लिमिटेड चे अधोराइज रिप्रेझेंटेटिव्ह मारिया अविश्वमपिल्ली तर्फे कु.मु.म्हणून मर्हेद्र तिलोटकर बघ:-50 पत्ता:-प्लॉट नं:-, माळा नं:- पाववा मजला , इमारतीचे नाव: सनटेक सेंटर , ब्लॉक नं: 37-40, सुभाष रोड, रोड नं: विलेपार्ले पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAACI0336E 2): नाव:-डीडीपीएल स्लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अधोराइज रिप्रेझेंटेटिव्ह मारिया अविश्वमपिल्ली तर्फे कु.मु.म्हणून मर्हेद्र तिलोटकर बघ:-50 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर , रोड नं: कादिवली पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACCD8498G 3): नाव:-युनिकॉर्न इन्फ्राप्रोजेक्ट्स अँड इन्स्ट्रुक्शन्स प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अधोराइज रिप्रेझेंटेटिव्ह मारिया अविश्वमपिल्ली तर्फे कु.मु.म्हणून मर्हेद्र तिलोटकर बघ:-50 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर, रोड नं: कादिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AABCU1621M |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-लेसली स्लॅनी डायस बघ:-41; पत्ता:-प्लॉट नं: ए-404, माळा नं:-, इमारतीचे नाव: ला पॅराडिसो बिल्लिंग, ब्लॉक नं: दत्त मंदिर रोड, वाकोला पार्सिप लाईन, रोड नं: सांताक्रूझ पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AJUPD6111A 2): नाव:-संगीता लेसली डायस बघ:-38; पत्ता:-प्लॉट नं: ए-404, माळा नं:-, इमारतीचे नाव: ला पॅराडिसो बिल्लिंग, ब्लॉक नं: दत्त मंदिर रोड, वाकोला पार्सिप लाईन, रोड नं: सांताक्रूझ पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-ATEPK9702A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/10/2024 |
| (10) दस्त नोदणी केल्याचा दिनांक | 04/10/2024 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 15664/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 225000 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 30000 |
| (14) खोरा | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-: | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. |

Sale Instances

| | | | |
|------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 570.38 | 627.42 | 752.90 |
| Percentage | - | 10% | 20% |
| Rate Per Sq. Ft. | ₹9,862.00 | ₹8,965.00 | ₹7,471.00 |

15098534

24-09-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 15098/2024

नोटणी :

Regn.63m

गावाचे नाव : टिवरी

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 5625000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेद्वारे ते नमूद करावे) | 3769400 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: युनित क्र.1706,युनित चे क्षेत्रफळ 47.03 चौरस मीटर कारपेट रेरा प्रमाणे व 5.96 चौरस मीटर वाढीव क्षेत्रफळ म्हणजेच एकूण क्षेत्रफळ 52.99 चौ. मी.,17 वा मजला,बिल्डिंग नं.5,सनटेक मॅक्स वर्ल्ड-2,टिवरी,नायगाव पूर्व,ता.लुका वसई,जिल्हा पालघर,पिनकोड 401208,मौजे टिवरी,विभाग क्र. 3/1/2. मधील सर्वे नं. 54/4-1,54/4-2, 54/6, 54/7-2, 55/2, 55/3, 55/4, 55/5ए, 56/1-2, 56/2, 56/3. (Survey Number : सर्वे नं:-54/4-1, 54/4-2, 54/6, 54/7-2, 55/2, 55/3, 55/4, 55/5ए, 56/1-2, 56/2, 56/3. ;)) |
| (5) क्षेत्रफळ | 58.28 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सनटेक रियल्टी लिमिटेड चे अंधोराड्ड रिप्रेझेंटेटिव्ह लक्ष्मी बागेला तर्फे कु.मु.म्हणून महेंद्र तिलोटकर वय:-50 पत्ता:-प्लॉट नं:- , माळा नं:- पाचवा मजला , इमारतीचे नाव: सनटेक सेंटर , ब्लॉक नं: 37-40, सुभाष रोड, रोड नं: विलेपार्ले पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAACI0336E 2): नाव:-डीडीपीएल म्हाबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अंधोराड्ड रिप्रेझेंटेटिव्ह लक्ष्मी बागेला तर्फे कु.मु.म्हणून महेंद्र तिलोटकर वय:-50 पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर , रोड नं: कादिवली पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACCD8498G 3): नाव:-युनिकॉर्न इन्फ्रास्ट्रक्चर अँड इस्टेट्स प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अंधोराड्ड रिप्रेझेंटेटिव्ह लक्ष्मी बागेला तर्फे कु.मु.म्हणून महेंद्र तिलोटकर वय:-50 पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर , रोड नं: कादिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AABCU1621M |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-शिखा मोहन ठाकुर वय:-43; पत्ता:-प्लॉट नं: प्लॉट क्र. 201, माळा नं: 2 रा मजला, इमारतीचे नाव: श्री सद्गुरु को. ऑप. हौ. सोसा. लि., ब्लॉक नं: प्लॉट नं. 36, चतरभुज बिल्डिंग समोर , सेक्टर-21, रोड नं: खारघर, नवी मुंबई, महाराष्ट्र, राईगाव(ॅ). पिन कोड:-410210 पॅन नं:-AIPPT1750R |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/09/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 23/09/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 15098/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 338000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शैरा | |
| 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 **16th October 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.

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 **₹ 43,95,600.00 (Rupees Forty Three Lakhs Ninety Five Thousands Six Hundred 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.

An ISO 9001 : 2015 Certified Company

