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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 : **Gulabchand Yadav & Lalti Gulabchand Yadav**

Residential Flat No. 1007, 10<sup>th</sup> 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

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

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1007, 10<sup>th</sup> 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.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.16 16:15:47 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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Residential Flat No. 1007, 10<sup>th</sup> 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	<b>Gulabchand Yadav &amp; Lalti Gulabchand Yadav</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. 1007, 10 <sup>th</sup> Floor, Building No 5, " <b>Sunteck - MaxxWorld - 2</b> ", Village - Tivri, Naigaon (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India.  <b>Contact Person :</b> 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
	<b>LAND</b>	

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.
	<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	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	<b>SALES</b>	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
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.
	<b>Remark:</b>	

## 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, 10<sup>th</sup> 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.



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**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 10<sup>th</sup> 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.
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**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)

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

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



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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 <sup>th</sup> 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 Masonery.
8	Partitions	:	6" Thk. Brick Masonery.



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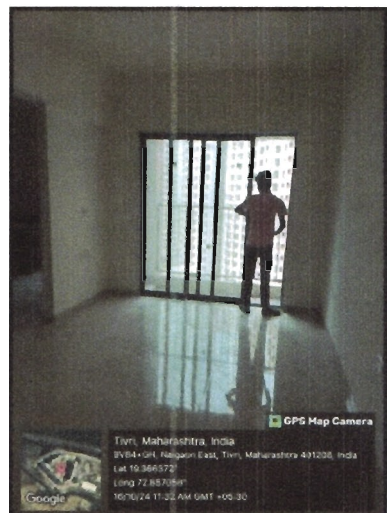
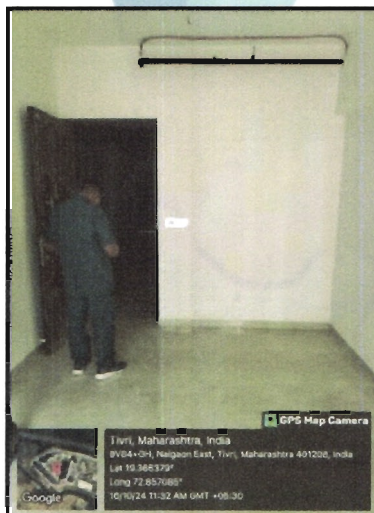
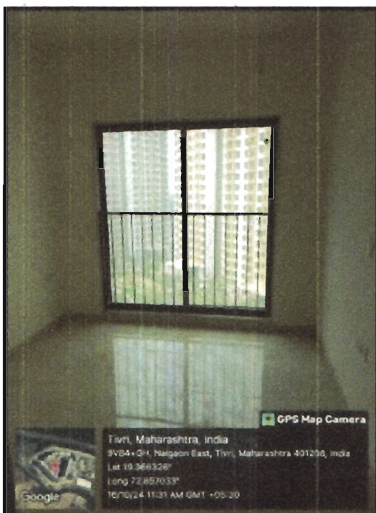
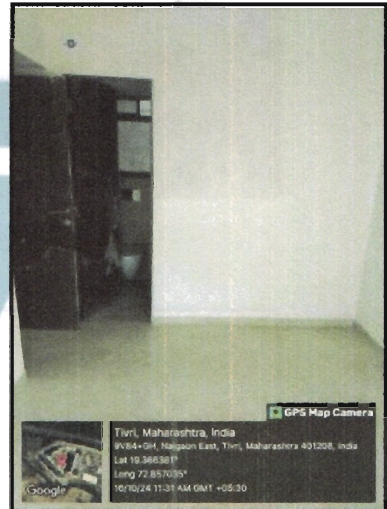
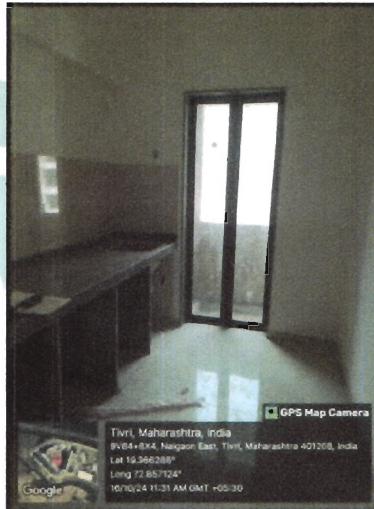
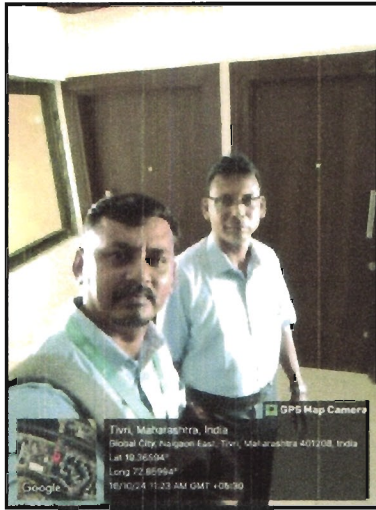




**Technical details****Main Building**

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



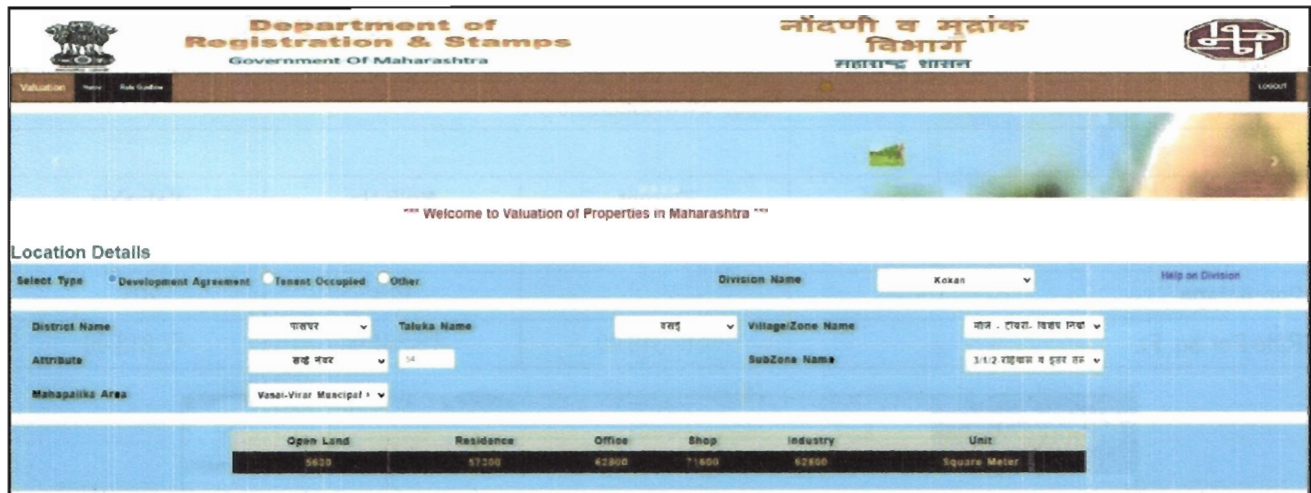
**Note:** Red Place mark shows the exact location of the property



**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



Stamp Duty Ready Reckoner Market Value Rate for Flat	57300			
Increase by 5% on Flat Located on 10 <sup>th</sup> Floor	2865			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>60,165.00</b>	<b>Sq. Mtr.</b>	<b>5,590.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	5630			
The difference between land rate and building rate(A-B=C)	54,535.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>60,165.00</b>	<b>Sq. Mtr.</b>	<b>5,590.00</b>	<b>Sq. Ft.</b>

### **Multi-Storied building with Lift**

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### **Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	407.00	447.70	537.24
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹10,319.00	₹9,381.00	₹7,818.00

**99acres** Buy Beyond Mira Road Add more

**Sunteck ONEWorld** View Number

**CONSTRUCTION STATUS**  
**Under Construction**  
 Completion in Dec. 2023

**₹ 42 - 53 L - Charges** Download Brochure

**1, 2 BHK Apartment**

<p><b>1 BHK Apartment</b></p> <p>Carpet Area: 407 sq. ft. (37.81 sq. m.)</p> <p>₹ 42 L - Charges</p>	<p><b>2 BHK Apartment</b></p> <p>Carpet Area: 550 sq. ft. (51.09 sq. m.)</p> <p>₹ 53 L - Charges</p>
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**Floor Plans & Pricing** View Homes in 3D

1 BHK Apartment 2 BHK Appr

1 Floor Plan Available

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



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## Price Indicators

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

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
HI BINU S. ▾ Post 5

₹55.0 Lac

EMI: ₹25k [Get pre-approved loan](#)

2 BHK Flat For Sale in Sunteck Maxx World, Naigaon East, Mumbai

2 Beds 2 Baths Unfurnished

Super Built-Up Area: 570 sqft - ₹9.6/sqft

Developer: [Sunteck Realty Ltd](#)

Project: [Sunteck Maxx World](#)

Floor: 10 (Out of 22 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Download

Contact Owner
Get Phone No.

More Details

Price Breakup	₹55 Lac
Address	Naigaon East, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI ₹24806 <a href="#">Apply for Home Loan</a>

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

**Sunteck Maxx World**  
by Sunteck Realty Ltd

4.8 ★★★★★ 6 Reviews

Price: ₹32.5 Lac Onwards

Price per sqft: ₹ 5,173 - ₹ 12,808

Configuration: 1, 2, 3 BHK Flats

Tower & Unit: 3 Towers, 552 Units

[Explore Project →](#)



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	406.66	447.33	536.80
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹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	<b>सूची क्र.2</b>	दुय्यम निबंधक , सह दु.नि.वर्सई 5 दस्ता क्रमांक : 15664/2024 नोंदणी Regn.63m
<b>गावाचे नाव : टिवरी</b>		
(1) विवेकाचा प्रकार	करारनामा	
(2) मॉबटल	3750000	
(3) बाजारभाड(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे वी पडदेदार ने मागूद क्रमांके)	2499900	
(4) भू. मापन पॉटविसना व घरकामांक (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,बिल्डिंग नं.9,सनटेक मेक्स वर्ल्ड- 1,टिवरी,नायगाव पूर्व,ता.लुका ठसई,जिल्हा पालघर,पिनकोड 401208,मौजे टिवरी,विभाग क्र. 3/1/2. मधील सर्व 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 : सर्व 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 जुळी देण्यात आलेले लेखा		
(7) दस्तऐवज करतन देणा-या पक्षकारांचे व किंवा टिवरी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव- सनटेक रिपब्लि लिमिटेड चे अंधाराद्वारे रिप्रेझेंटेटिव्ह मारिया अबिलमपिल्ली तर्फे कु. सु. म्हणून महेंद्र तिर्तोडकर वया-50 पत्ता- प्लॉट नं. , माळा नं. इमारतीचे नाव- सनटेक सेंटर, ब्लॉक नं- 37-40, सुभाष रोड, रोड नं विवेपार्ले पूर्व महाराष्ट्र, MUMBAI पिन कोड:-400057 पॅन नं- AAACIO336E 2). नाव- खीडीपीएल लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. सु. म्हणून सनटेक रिपब्लि लिमिटेड चे अंधाराद्वारे रिप्रेझेंटेटिव्ह मारिया अबिलमपिल्ली तर्फे कु. सु. म्हणून महेंद्र तिर्तोडकर वया-50 पत्ता- प्लॉट नं. , माळा नं. इमारतीचे नाव- पुनिकॉर्न हाऊस, बीडी विहार , ब्लॉक नं- एमटीएनएलच्या समोर, रोड नं कांठिवली पश्चिम, महाराष्ट्र, MUMBAI पिन कोड- 400067 पॅन नं- AACCD8498G 3). नाव- पुनिकॉर्न इन्फ्रास्ट्रक्चर अँड इन्स्टॅल प्रायव्हेट लिमिटेड तर्फे कु. सु. म्हणून सनटेक रिपब्लि लिमिटेड चे अंधाराद्वारे रिप्रेझेंटेटिव्ह मारिया अबिलमपिल्ली तर्फे कु. सु. म्हणून महेंद्र तिर्तोडकर वया-50 पत्ता- प्लॉट नं. , माळा नं. इमारतीचे नाव- पुनिकॉर्न हाऊस, बीडी विहार , ब्लॉक नं- एमटीएनएलच्या समोर, रोड नं. कांठिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड-400067 पॅन नं- AABCU1621M	
(8) दस्तऐवज करतन देणा-या पक्षकारांचे व किंवा टिवरी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव- लेमली स्टॅनी डायस वया 41 पत्ता- प्लॉट नं. ए-404, माळा नं. - इमारतीचे नाव, सा पॅराडिसो बिल्डिंग, ब्लॉक नं. टल मॅडिर रोड, वाकोला पार्कप लार्डन रोड नं सातकुस पूर्व मुंबई महाराष्ट्र मुंबई पिन कोड:-400055 पॅन नं- AJUPD6111A 2). नाव- संगीत लेमली डायस वया 38, पत्ता- प्लॉट नं. ए-404, माळा नं. - इमारतीचे नाव, सा पॅराडिसो बिल्डिंग, ब्लॉक नं. टल मॅडिर रोड, वाकोला पार्कप लार्डन रोड नं सातकुस पूर्व मुंबई महाराष्ट्र मुंबई पिन कोड:-400055 पॅन नं- ATEPK9702A	
(9) दस्तऐवज करतन टिवरीचा दिनांक	04/10/2024	
(10) दस्ता नोंदणी केलेल्या दिनांक	04/10/2024	
(11) अनुक्रम क्र. व पृष्ठ	15664/2024	
(12) बाजारभाडप्रमाणे मुद्रांक शुल्क	225000	
(13) बाजारभाडप्रमाणे नोंदणी शुल्क	30000	
(14) सौर		
मुस्थाकनासाठी विद्यमान टेलनेका 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.	



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	570.38	627.42	752.90
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹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.घसई 5  
दस्ता क्रमांक : 15098/2024  
नोंदणी :  
Regn 03m

**गावाचे नाव : टिवरी**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5625000
(3) बाजारभाड(भाडेपट्ट्याचा बाडतितपट्टाकार आकारणी टेली क्री पट्टेदार ते ममुद्र करावे)	3769400
(4) मू. मापन, पोटविस्वा व घरकामांक (असल्यास)	1) पालिकेचे नाव.पालघरइतर वर्णन , इतर माहिती. युनिट क्र.1706,युनिट चे क्षेत्रफळ 47.03 चौरस मीटर कारपेट रेरा प्रमाणे व 5.96 चौरस मीटर छाडीव क्षेत्रफळ म्हणजेच एकूण क्षेत्रफळ 52.99 चौ मी. 17 वा मजला,खिल्डिंग नं.5,सनेटेक भॅक्स वल्ल-2,टिवरी,नायगाव पूर्व,तालुका 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 आलेले तपे	
(7) दस्तावेज करन देणा-या पक्षकाराचे नाव किंवा टिवरी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रविष्टांचे नाव व पत्ता.	1) नाव :सनेटेक रिपब्लि सिमिटेड चे अंपोराइज रिडेव्होपमेंट सक्षी वागोला तर्फे कु.मु.अव्जून सनेटेक रिपब्लि सिमिटेड वर -50 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: सुनिकॉर्न हाऊस भीजी विहार , ब्लॉक नं. - पालघर मजला, इमारतीचे नाव: सनेटेक सेंटर , ब्लॉक नं 37-40 नुभाय रोड रोड नं विलेपार्ले पूर्व महाराष्ट्र, MUMBAI. पिन कोड - 400057 पॅन नं.-AAACIO336E 2) नाव :श्रीडीपीएल स्कोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु.मु.अव्जून सनेटेक रिपब्लि सिमिटेड चे अंपोराइज रिडेव्होपमेंट सक्षी वागोला तर्फे कु.मु.अव्जून सनेटेक रिपब्लि सिमिटेड वर -50 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: सुनिकॉर्न हाऊस भीजी विहार , ब्लॉक नं. एमटीएनएलच्या समोर रोड नं: काटिवली पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड - 400067 पॅन नं. AACCD8498G 3) नाव: पुनिकॉर्न इन्फ्रास्ट्रक्चर अँड इन्व्हेस्ट प्रायव्हेट लिमिटेड तर्फे कु.मु.अव्जून सनेटेक रिपब्लि सिमिटेड चे अंपोराइज रिडेव्होपमेंट सक्षी वागोला तर्फे कु.मु.अव्जून सनेटेक रिपब्लि सिमिटेड वर -50 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: पुनिकॉर्न हाऊस भीजी विहार , ब्लॉक नं एमटीएनएलच्या समोर रोड नं: काटिवली पश्चिम महाराष्ट्र, MUMBAI. पिन कोड - 400067 पॅन नं -AABCU1621M
(8)दस्तावेज करन देणा-या पक्षकाराचे व किंवा टिवरी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रविष्टांचे नाव व पत्ता	1) नाव :-पिछा मोहन ठाकुर वया: 43, पत्ता:-प्लॉट नं. प्लॉट क्र. 201 माळा नं: 2 रा मजला, इमारतीचे नाव: श्री सद्गुरु क्री. अँड. सी. सोसा नि. ब्लॉक नं प्लॉट नं 36 चतनभुज खिल्डिंग समोर , सेंक्टर-21, रोड नं खारघर, मजी मुबई, महाराष्ट्र, गाईगाव ( ) पिन कोड -410210 पॅन नं.-AIPPT1750R
(9) दस्तावेज करन दिल्याचा दिनांक	23/09/2024
(10) दस्ता नोंदणी केण्याचा दिनांक	23/09/2024
(11) अनुक्रमांक खंड व पृष्ठ	15098/2024
(12) बाजारभाडामागे मुद्रांक शुल्क	338000
(13) बाजारभाडामागे नोंदणी शुल्क	30000
(14) नोंदणी	
मुद्रांकनामाही विद्यमान घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निबंधकाना अनुबंधे :-	(i) within the limits of any Municipal Corporation or any Contonment area annexed to it.



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## 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.



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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.16 16:16:01 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

