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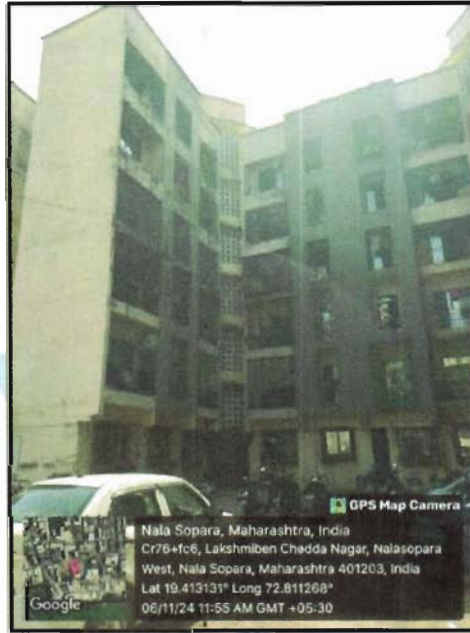
MSME Reg No: UDYAM-MH-18-0083617

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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 Owner : **Mr. Raju Maji**

Residential Flat No. 504, 5th Floor, Wing - E, "Jay Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, India.

Latitude Longitude : 19°24'46.5"N 72°48'41.3"E

Intended User:

Cosmos Bank

DAHISAR (EAST) Glorias BRANCH

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),
Mumbai - 400 068



Our Pan India Presence at :

- | | | | |
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Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5th Floor, Wing - E, "**Jay Heritage Co-op. Hsg. Soc. Ltd.**", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, India belongs to **Mr. Raju Maji**.

Boundaries of the property

North : Road
South : Sai Apartment
East : Sai Viraj Apartment - I
West : Open Plot

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 **₹ 31,24,987.50 (Rupees Thirty One Lakhs Twenty Four Thousands Nine Hundred And Eighty Seven 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: 2024.11.07 10:15:45 +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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Regd. Office

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Residential Flat No. 504, 5th Floor, Wing - E, "Jay Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, 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 07.11.2024 for Housing Loan Purpose.
1	Date of inspection	04.11.2024
3	Name of the owner / owners	Mr. Raju Maji
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 504, 5 th Floor, Wing - E, "Jay Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, India. Contact Person : Mrs. Poornima Maji (Owner's Wife) Contact No. 8421694362
6	Location, Street, ward no	Village - Sopara, Nallasopara (West) District - Palghar
7	Survey / Plot No. of land	Village - Sopara, Plot No - 16 & 17 New Survey No - 37, 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 342.00 Flowerbed Area in Sq. Ft. = 36.00 Total Carpet Area in Sq. Ft. = 378.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 501.00 (Area As Per Agreement For Sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Sopara, Nallasopara (West) Taluka - Vasai, District - Palghar, Pin - PIN Code - 401 203
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Raju Maji
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Raju Maji
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,800.00 (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?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
<p>Remark: As per Site Inspection, Actual Total Carpet Area is 378.00 Sq. Ft. (Including Flowerbed Area) & as per Agreement for Sale, Built up Area is 501.00 Sq. Ft. The loading factor is 32.5%. But as per market practice, the loading factor of Carpet to Built up area is 20% & property of such specification are sold in the price range of ` 6,800.00 to ` 8,000/-per sq. ft. rate on Built up area. Hence, lower rate i.e. 6,500.00 per sq. ft. on built up area is considered for the purpose of valuation.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias Branch to assess Fair Market Value as on 07.11.2024 for Residential Flat No. 504, 5th Floor, Wing - E, "**Jay Heritage Co-op. Hsg. Soc. Ltd.**", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, India belongs to **Mr. Raju Maji**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale Document No.2362/2020 Dated 14.02.2020 between M/s. Jay Builders & Developers(The Builder) And Mr. Raju Maji(The purchaser).
2)	Copy of Commencement Certificate Document No.VVCMC / TP / CC / VP - 3128 / 0367 / 2013 - 14 Dated 28.03.2014 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Previous Valuation Report Dated 22.01.2021.
4)	Copy of Occupancy Certificate Document No.VVCMC / TP / OC / VP - 5849 / 1496 / 2017 - 18 Dated 19.01.2017 issued by Vasai Virar City Municipal Corporation.
5)	Copy of Builder NOC Letter Document No.- Dated 15.06.2021 issued by Jay Builders & Developers.

Location

The said building is located at bearing Plot No - 16 & 17 inVillage - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203. The property falls in Residential Zone. It is at a traveling distance 1.4 Km. from Nallasopara Railway Station.

Building

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor As per Site Inspection, the composition of Residential Flat is 1



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Bedroom + Living Room + Kitchen + Bathroom + W.C. + Passage + Flowerbed Area. 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 7th November 2024

The Built Up Area of the Residential Flat	:	501.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	501.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,52,500.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,31,512.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,665/- per Sq. M. i.e. ₹ 4,614/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 47,028/- per Sq. M. i.e. ₹ 4,369/- per Sq. Ft.
Value of property	:	501.00 Sq. Ft. X ₹ 6,500 = ₹32,56,500
Total Value of property as on 7th November 2024	:	₹32,56,500.00

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

Fair value of the property as on 7th November 2024	:	₹ 32,56,500.00 - ₹ 1,31,512.50 = ₹ 31,24,987.50
Total Value of the property	:	₹ 31,24,987.50
The realizable value of the property	:	₹28,12,489.00
Distress value of the property	:	₹24,99,990.00
Insurable value of the property (501.00 X 2,500.00)	:	₹12,52,500.00
Guideline value of the property (501.00 X 4369.00)	:	₹21,88,869.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5th Floor, Wing - E, "Jay Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 16 & 17, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN Code - 401 203, State - Maharashtra, India for this particular purpose at **₹ 31,24,987.50 (Rupees Thirty One Lakhs Twenty Four Thousands Nine Hundred And Eighty Seven Only)** as on 7th November 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 **7th November 2024** is **₹ 31,24,987.50 (Rupees Thirty One Lakhs Twenty Four Thousands**



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Nine Hundred And Eighty Seven 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	:	Ground + 5 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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 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



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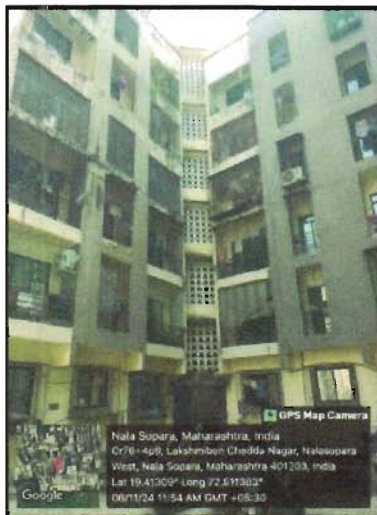
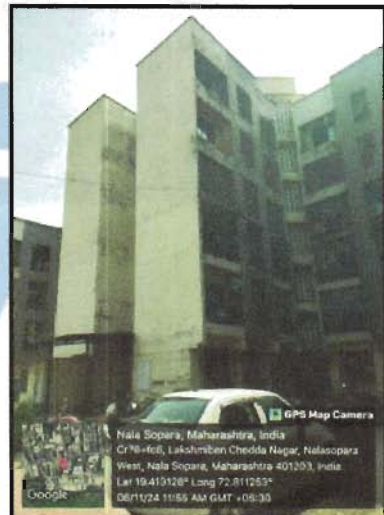
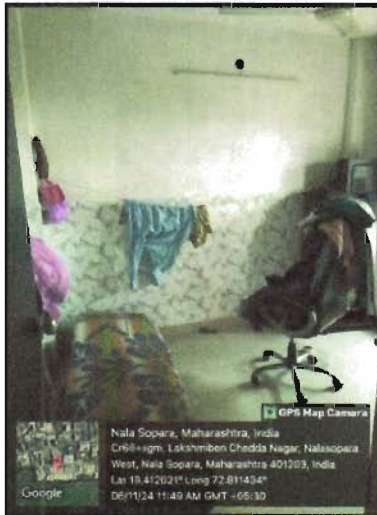
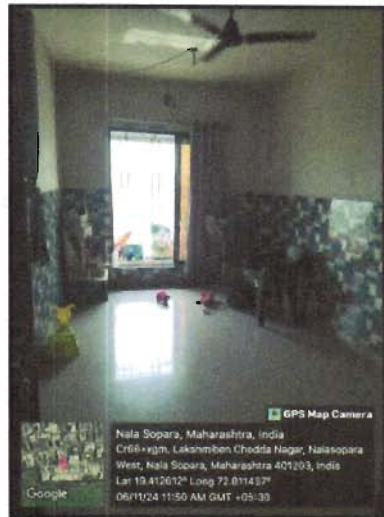
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Technical details			Main Building	
14	(i)	Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii)	Class of fittings: Superior/Ordinary/Poor.		
15	Sanitary installations		:	As per Requirement
	(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		:	1Lift
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC Tank on Terrace
21	Pumps- no. and their horse power		:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		:	Connected to Municipal Sewerage System

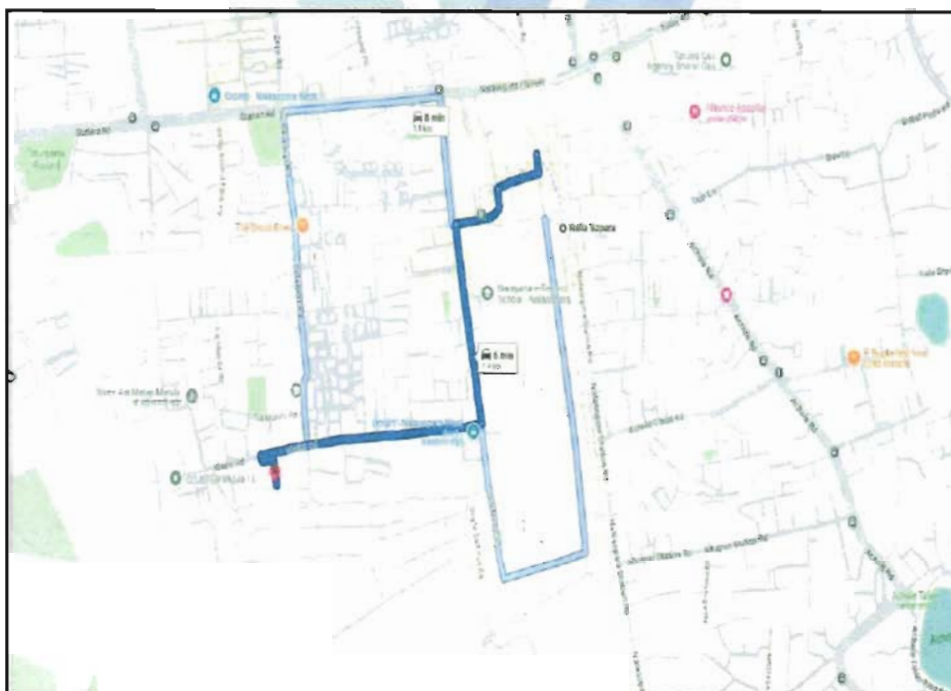
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°24'46.5"N 72°48'41.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Nallasopara - 1.4 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines | User Manual](#)

Year 2024-2025 **Language** English

Selected District Palghar

Select Taluka Vasai

Select Village Mauje (Gav) Sopare (13) (Vasai Virar Shahar

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	6-सभाव्य बिनशेतीच्या जमिनी	12000	47300	54400	64900	54400	चौ. मीटर
SurveyNo	7- गावठाण	8680	35400	40700	45800	40700	चौ. मीटर

12

Stamp Duty Ready Reckoner Market Value Rate for Flat	47300			
Increase by 5% on Flat Located on 5 th Floor	2365			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	49,665.00	Sq. Mtr.	4,614.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	12000			
The difference between land rate and building rate(A-B=C)	37,665.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	47,028.00	Sq. Mtr.	4,369.00	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



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Price Indicators

Property	Dev Ashray CHSL., Chedda Nagar, Nallasopara West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	435.00	522.00	575.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,540.00	₹7,950.00	₹7,217.00

NOBROKER

1 BHK Flat In Dev Ashray Bldg For Sale In Nal... ₹41.5 Lacs ₹23,785/Month 575 Sq Ft

LakshmiBen Chedda Nagar

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

Photos Location Shortlist

1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1 Balcony

Bike and Car Parking

Jun 19, 2024
Posted On

Immediately
Possession

Dev Ashray Bldg
Apartment

Full
Power Backup

Contact Schedule Visit

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: UCO Bank Miraj Cinemas Fun Fiesta YASHVANT GAURAV RIKSHA STAND Star Residency Dwarka Veg Delight

Overview

Age of Building 5-10 Years

Maintenance Charges ₹2.6 Per Sq. Ft./M

Ownership Type Self Owned

Flooring Vitrified Tiles

Activity On This Property

110 Unique Views 0 Shortlists 0 Contacted

Powered By NBEstimate

Price Indicators

Property	Jay Apartment, Nallasopara West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	311.67	374.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,342.00	₹6,952.00	-

[Post Your Property](#)
[Sign up](#)
[Log in](#)

1 BHK Flat In Jay Apartment For Sale In Nala...

Near Rahul International School

₹ 26 Lacs Non-negotiable

₹ 14,901/Month Estimated EMV

374 Sq. Ft

[Need Home Loan?](#) [Apply Loan](#)

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

1 Bedroom

1 Bathroom

1

Bike and Car

Jul 11, 2024

Immediately

Jay Apartment

None

[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 Miraj Cinema Fun Fiesta YASHVANT GAURAV RIKSHA STAND Star Residency

Overview

Age of Building	3-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.2 Per Sq. Ft./M	Flooring	Marble/Granite
Builtup Area	374 Sq. Ft.	Furnishing Status	Fully Furnished

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0

Powered By: NBEstimate

Similar Properties



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Price Indicators

Property	Vini Heights, Nallasopara West		
Source	square yards		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	386.00	463.20	510.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,290.00	₹6,908.00	₹6,275.00

The screenshot displays a real estate listing on the 'square yards' platform. The main listing is for a '1 Bedroom 510 Sq.Ft. Apartment in Nallasopara West Mumbai' with a listing ID of #5411415 and a price of ₹32 L. The listing includes details such as '1 Bedroom+ Extra Room', 'Unfurnished', '1 Bathroom', and '510 Sq Ft (Saleable Area)'. A 'Recent Registered Sale' is noted as ₹30.00 L in Jan 2024. A 'Valuation Report' section is visible, showing an estimated market value of ₹1999, along with rental and debt values. The 'Key Highlights' section lists 'Prime Location', 'Vastu compliant', 'Affordable', 'Family', and 'Peaceful Vicinity'. Contact information for Satsish Chavan, a Preferred Partner, is provided with a phone number +91775000000.

Sale Instances

Property	Sai Park, Nallasopara West		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	381.00	457.20	503.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,793.00	₹7,327.00	₹6,660.00

05/11/2024, 11:49		97_18611	
18611533	सूची क्र.2	दुय्यम निबंधक : राह दु.नि.वर्गई 4	
27-10-2024		दस्त क्रमांक : 18611/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
गावाचे नाव : सोपारा			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	3350000		
(3) बाजारभाव/भाडेपटव्याच्या बाबतितपटकाकार जाकारणी देवां की पटदेदार ते नमुद करावे	2147500		
(4) भू-मपन पोटहिसा व धरक्रमोका अस्त्यास	1) पालिकेचे नाव:वर्साई विहार महानगरपालिका इतर वर्णन : इतर माहिती: सदनिका नं 304,3 रा मजला,साई पार्क को ऑप ही सोसा लि.,लक्ष्मीबेन छेडा मार्ग,मंथन हॉटेल जवळ,विनी हाईट्स समोर,गाव सोपारा,नालासोपारा पश्चिम पालघर,(क्षेत्रफळ 32.22 चौ.मी कार्पेट व बालकनी क्षेत्र 3.21 चौ.मी)विभाग 1((Survey Number : 32A/1A/1B हिस्सा नं 1, 5 ;))		
(5) क्षेत्रफळ	35.43 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणाऱ्या पक्षकाराचे ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पता.	1): नाव:-संजय कुशिया जेना - वय:-39 पता:-प्लॉट नं: 304, माळा नं: 3 रा मजला, इमारतीचे नाव: साई पार्क को ऑप ही सोसा लि., ब्लॉक नं: लक्ष्मीबेन छेडा मार्ग, मंथन हॉटेल जवळ, विनी हाईट्स समोर, गाव सोपारा, रोड नं: नालासोपारा पश्चिम पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AVXPI7915M 2): नाव:-कुशी कुशिया जेना - वय:-52 पता:-प्लॉट नं: 304, माळा नं: 3 रा मजला, इमारतीचे नाव: साई पार्क को ऑप ही सोसा लि., ब्लॉक नं: लक्ष्मीबेन छेडा मार्ग, मंथन हॉटेल जवळ, विनी हाईट्स समोर, गाव सोपारा, रोड नं: नालासोपारा पश्चिम पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AMRPI9065H		
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पता	1): नाव:-सौरभ संजय पवार - वय:-30 पता:-प्लॉट नं: रुम नं वयु:187, माळा नं: .. इमारतीचे नाव: एस बी आय कॉलनी, ब्लॉक नं: नालासोपारा पश्चिम पालघर, रोड नं: स्टेशन रोड, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-CNJPP9847D 2): नाव:-संजय बालकृष्ण पवार - वय:-59 पता:-प्लॉट नं: रुम नं वयु:187, माळा नं: .. इमारतीचे नाव: एस बी आय कॉलनी, ब्लॉक नं: नालासोपारा पश्चिम पालघर, रोड नं: स्टेशन रोड, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-ANLPP8315K		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024		
(11) अनुक्रमोका खंड व पृष्ठ	18611/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	234500		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Vini Heights, Nallasopara West		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	347.50	417.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,201.00	₹6,835.00	-

05/11/2024, 11:50		18341	
18341533	सूची क्र.2		दुय्यम निबंधक : सह दु.नि.वसाई 4
09-03-2024			दस्ता क्रमांक : 18341/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : सोपारा			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	2850000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2139000		
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्गन : इतर माहिती: सदनिका क्र. ई.203.दुसरा मजला,विनी हाईट्स को.ऑप.हो.सो.लि.,बिल्डींग नं.3,लक्ष्मीबेन छेडा मार्ग,सोपारा,नालासोपारा पश्चिम,तालुका वसाई,जिल्हा पालघर,गाव मौजे सोपारा,विभाग क्र. 1((Survey Number : 35 (Part)))		
(5) क्षेत्रफळ	38.81 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:-डॉ. प्राजक्ता विजय समेळ वय:-42 पत्ता:-प्लॉट नं: ई/203, माळा नं: दुसरा मजला, इमारतीचे नाव: विनी हाईट्स को.ऑप.हो.सो.लि., ब्लॉक नं: बिल्डींग नं.3, लक्ष्मीबेन छेडा मार्ग, सोपारा, रोड नं: नालासोपारा पश्चिम, तालुका वसाई, जिल्हा पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401203 पॅन नं:-BIDPS 2500R		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पराग बळीराम माळकर वय:-31; पत्ता:-प्लॉट नं: बी/04, माळा नं: -, इमारतीचे नाव: श्री गणेश नगर चाळ, ब्लॉक नं: आचोळे रोड, हनुमान जिमच्या बाजूला, महादेव नगर, रोड नं: नालासोपारा पूर्व, तालुका वसाई, जिल्हा पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401209 पॅन नं:- BHXPMP9747D 2): नाव:-रुचिता प्रराग माळकर वय:-30; पत्ता:-प्लॉट नं: बी/04, माळा नं: -, इमारतीचे नाव: श्री गणेश नगर चाळ, ब्लॉक नं: आचोळे रोड, हनुमान जिमच्या बाजूला, महादेव नगर, रोड नं: नालासोपारा पूर्व, तालुका वसाई, जिल्हा पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401209 पॅन नं:- AGDPH6729G		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	18341/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	199500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28500		
(14)शेरा			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th November 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 **₹ 31,24,987.50 (Rupees Thirty One Lakhs Twenty Four Thousands Nine Hundred And Eighty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.07 10:16:11 +05'30'



Auth. Sign.

Director

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

