



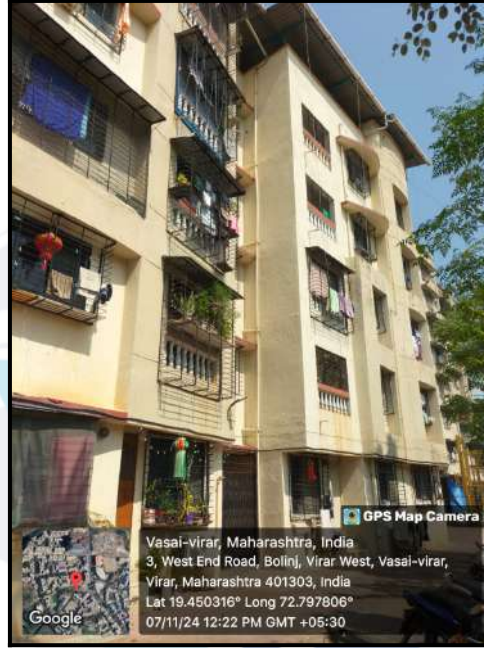
**VASTUKALA**  
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Nilesh D. Kansara**

Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, "**Gokul Sathsang Co-Op. Hsg. Soc. Ltd.**", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - India.

Latitude Longitude : 19°27'1.2"N 72°47'52.5"E

### Intended User:

**Cosmos Bank**  
**Zaveri Bazar Branch**

19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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### Regd. Office

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

**+91 2247495919**

**mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, "Gokul Sathsang Co-Op. Hsg. Soc. Ltd.", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - India belongs to **Mr. Nilesh D. Kansara**.

Boundaries of the property

|       |                            |
|-------|----------------------------|
| North | : Bye-Pass Road            |
| South | : Open Plot                |
| East  | : Gokul Samruddhi Building |
| West  | : Gokul Samarpan-1 CHSL    |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 50,94,004.00 (Rupees Fifty Lakhs Ninety Four Thousands Four 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/87/2022-23

Encl.: Valuation report




### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, "**Gokul Sathsang Co-Op. Hsg. Soc. Ltd.**", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - 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   | 07.11.2024   |
| 3  | Name of the owner / owners   | <b>Mr. Nilesh D. Kansara</b>   |
| 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  | <b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, " <b>Gokul Sathsang Co-Op. Hsg. Soc. Ltd.</b> ", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - India.<br><br><b>Contact Person :</b><br>Mr. Rajendra Kasale (Tenant )<br>Contact No. 9763453299 |
| 6  | Location, Street, ward no  | Gokul Township, Agashi Road, Bolinj Village - Bolinj, Virar (West) District - Palghar  |
| 7  | Survey / Plot No. of land  | Village - Bolinj New Survey No - 164 (Correspondence Old Survey No. 161, 162, 163, 164 & others), Hissa No. 1,2 & others   |
| 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  | <b>Carpet Area in Sq. Ft. = 558.27</b><br><b>(Area as per Site measurement)</b><br><b>Carpet Area in Sq. Ft. = 540.00</b><br><b>Flower Bed Area in Sq. Ft. = 18.00</b><br><br><b>Built Up Area in Sq. Ft. = 698.00</b><br><b>(Area As Per Agreement For Sale)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Bolinj, Virar (West) Taluka - Vasai, District - Palghar, Pin - PIN - 401 303  |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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?  | Tenant Occupied - Mr. Rajendra Kasale<br>Occupied Since - Last 3 Years  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Tenant Occupied   |

|    |   |   |
|----|---|---|
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?   | Floor Space Index permissible - As per CIDCO norms<br>Percentage actually utilized – Details not available          |
| 26 | <b>RENTS</b>  |   |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Tenant Occupied - Mr. Rajendra Kasale<br>Occupied Since - Last 3 Years  |
|    | (ii) Portions in their occupation   | Fully Tenant Occupied   |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each  | 12,000/- Present 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 – 2006 (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, Zaveri Bazar Branch Branch to assess Fair Market Value as on 07.11.2024 for Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, "Gokul Sathsang Co-Op. Hsg. Soc. Ltd.", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - India belongs to **Mr. Nilesh D. Kansara**.

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

|    |   |
|----|---|
| 1) | Copy of Agreement For Sale No.4920 / 2005 Dated 26.08.2005 between M/s. Mehta Realtors (The Builder) And Mr. Nilesh D. Kansara (The Purchaser).     |
| 2) | Copy of Part Occupancy Certificate No.CIDCO / VVSR / POC / BP - 362 / XI / W / 20 Dated 17.04.2006 issued by CIDCO.                                 |
| 3) | Copy of Society Share Certificate No.067 dated 24.07.2011 issued by Gokul Sathsang Co-Op. Hsg. Soc. Ltd. And Mr. Nilesh D. Kansara (The Purchaser). |

### Location

The said building is located at Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Residential Zone. It is at a traveling distance 1.6 Km. from Virar Railway Station.

### Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:



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The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, 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 | : | 698.00 Sq. Ft. |
|---|---|----------------|

### Deduct Depreciation:

|   |   |   |
|---|---|---|
| Year of Construction of the building  | : | 2006 (As per occupancy certificate)                 |
| Expected total life of building   | : | 60 Years  |
| Age of the building as on 2024  | : | 18 Years  |
| Cost of Construction  | : | 698.00 Sq. Ft. X ₹ 2,600.00 = ₹ 18,14,800.00        |
| Depreciation $\{(100 - 10) \times (18 / 60)\}$                              | : | 27.00%  |
| Amount of depreciation  | : | ₹ 4,89,996.00                                       |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 54,145/- per Sq. M.<br>i.e. ₹ 5,030/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 47,297/- per Sq. M.<br>i.e. ₹ 4,394/- per Sq. Ft. |
| Value of property   | : | 698.00 Sq. Ft. X ₹ 8,000 = ₹55,84,000               |
| Total Value of property as on 7th November 2024                             | : | ₹55,84,000.00                                       |

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

|   |   |   |
|---|---|---|
| Fair value of the property as on 7th November 2024  | : | ₹ 55,84,000.00 - ₹ 4,89,996.00 = ₹ 50,94,004.00 |
| Total Value of the property                         | : | ₹ 50,94,004.00                                  |
| The realizable value of the property                | : | ₹45,84,604.00                                   |
| Distress value of the property                      | : | ₹40,75,203.00                                   |
| Insurable value of the property (698.00 X 2,600.00) | : | ₹18,14,800.00                                   |
| Guideline value of the property (698.00 X 4394.00)  | : | ₹30,67,012.00                                   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - D, Building Type & No. F2-134, "Gokul Sathsang Co-Op. Hsg. Soc. Ltd.", Gokul Township, Agashi Road, Bolinj, Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, Virar, PIN - 401 303, State - Maharashtra, Country - India for this particular purpose at **₹ 50,94,004.00 (Rupees Fifty Lakhs Ninety Four Thousands Four Only)** as on 7th November 2024

### NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **7th November 2024** is **₹ 50,94,004.00 (Rupees Fifty Lakhs Ninety Four Thousands Four 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:

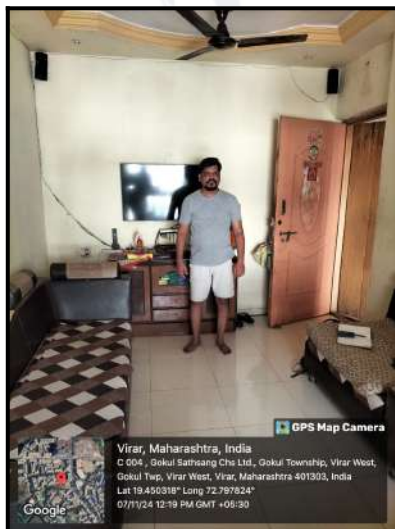
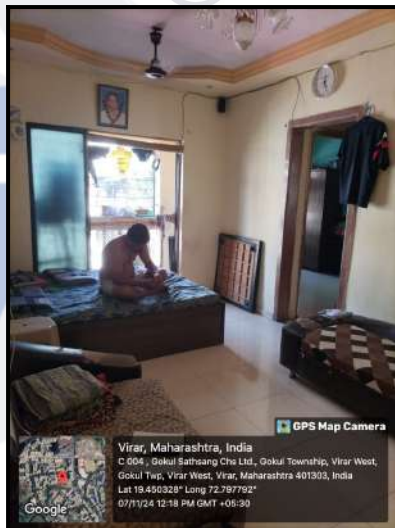
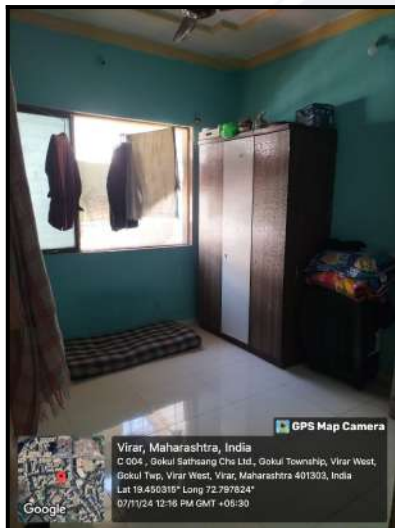
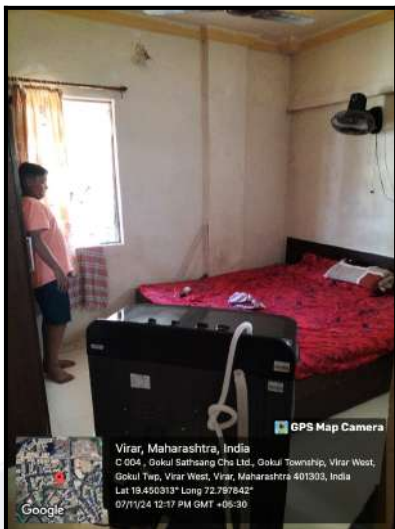
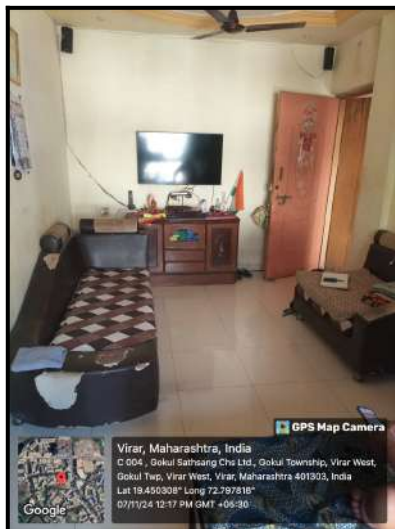
#### ANNEXURE TO FORM 0-1

| Technical details |   | Main Building |   |
|-------------------|---|---------------|---|
| 1                 | No. of floors and height of each floor                          | :             | Ground + 4 Upper Floors   |
| 2                 | Plinth area floor wise as per IS 3361-1966                      | :             | N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor           |
| 3                 | Year of construction  | :             | 2006 (As per occupancy certificate)   |
| 4                 | Estimated future life   | :             | 42 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, Aluminium Sliding Windows with window grills, . |
| 10                | Flooring  | :             | Vitrified Tile Flooring.  |
| 11                | Finishing   | :             | Cement Plastering + POP Finish.   |
| 12                | Roofing and terracing   | :             | R. C. C. Slab.  |

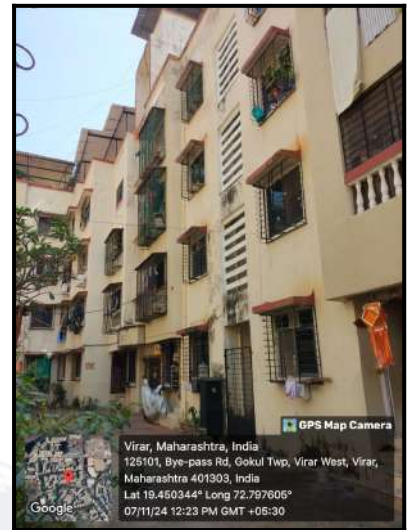


| Technical details |  | Main Building   |
|-------------------|--|---|
| 13                | Special architectural or decorative features, if any   | : No  |
| 14                | (i) Internal wiring – surface or conduit   | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
|                   | (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<br>Height and length<br>Type of construction                                       | : All external walls are 9" thick and partition walls are 6" thick        |
| 18                | No. of lifts and capacity  | : Not Provided  |
| 19                | Underground sump – capacity and type of construction   | : RCC Tank  |
| 20                | Over-head tank<br>Location, capacity<br>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<br>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



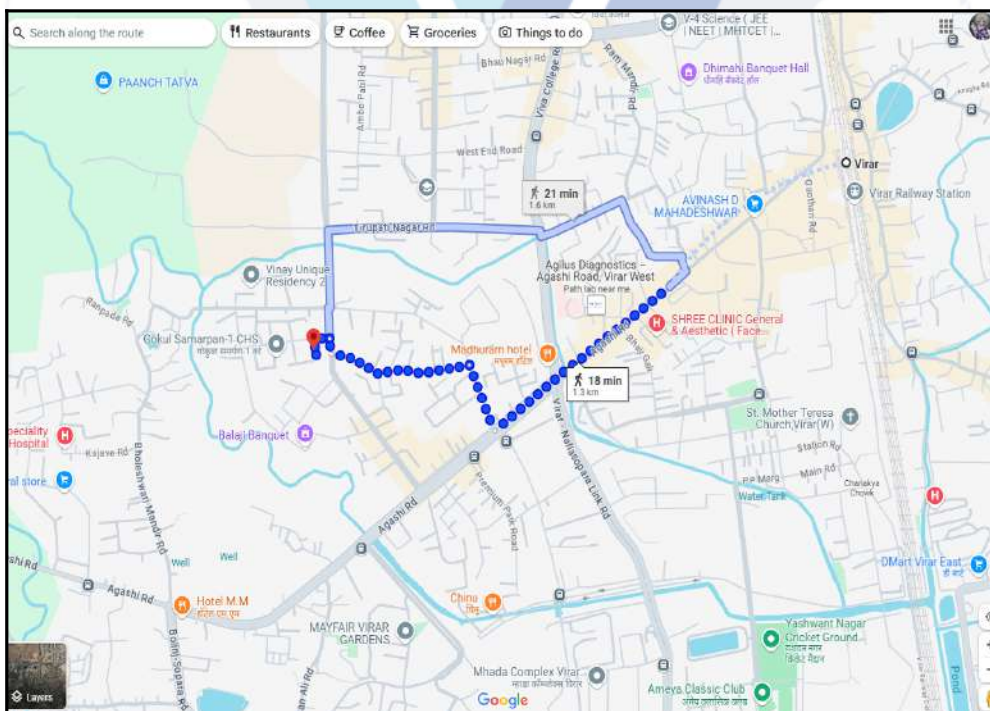
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude:** 19°27'1.2"N 72°47'52.5"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Virar - 1.6 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 )

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

| उपविभाग                               | खुली जमीन | निवासी सदनिका | ऑफीस  | दुकाने | औद्योगिक | एकक (Rs./) | Attribute      |
|---------------------------------------|-----------|---------------|-------|--------|----------|------------|----------------|
| 10-विकसित/विकसन क्षमता असलेल्या जमिनी | 16100     | 63700         | 73100 | 79900  | 73100    | चौ. मीटर   | सर्वेक्षण नंबर |

|  |                  |                 |                 |                |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 63700            |                 |                 |                |
| Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor                         | 9555             |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>54,145.00</b> | <b>Sq. Mtr.</b> | <b>5,030.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 16100            |                 |                 |                |
| The difference between land rate and building rate(A-B=C)                        | 38,045.00        |                 |                 |                |
| Percentage after Depreciation as per table(D)                                    | 18%              |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>47,297.00</b> | <b>Sq. Mtr.</b> | <b>4,394.00</b> | <b>Sq. Ft.</b> |

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

|    | Floor on which flat is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Stilt / Floor   | 100%               |
| b) | First Floor                    | 95%                |
| c) | Second Floor                   | 90%                |

|    |                        |     |
|----|------------------------|-----|
| d) | Third Floor            | 85% |
| e) | Fourth Floor and above | 80% |

**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         | Residential Flat |                 |                 |
| Source           | magic bricks     |                 |                 |
| Floor            | 2nd Floor        |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 519.00           | 622.80          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹9,827.00        | ₹8,189.00       | -               |

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2 Beds
2 Baths
4 Balconies
Semi-Furnished

|                          |                               |                                   |
|--------------------------|-------------------------------|-----------------------------------|
| Carpet Area              | Developer                     | Project                           |
| 519 sqft<br>₹ 9,827/sqft | <a href="#">Agarwal Group</a> | <a href="#">Agarwal Lifestyle</a> |
| Floor                    | Transaction Type              | Status                            |
| 2(Out of 7 Floors)       | Resale                        | Ready to Move                     |
| Facing                   | Lifts                         | Furnished Status                  |
| North - West             | 2                             | Semi-Furnished                    |

Contact Agent

📞
Get Phone No.

👤 Last contact made 3 days ago

### More Details

|                |   |
|----------------|---|
| Price Breakup  | ₹ 51 Lac   ₹ 2,55,000 Approx. Registration Charges   ₹ 1,500 Monthly      |
| Booking Amount | ₹ 51,000  |
| Address        | Agarwal Lifestyle, Dongerpada, Mumbai - Mira Road and Beyond, Maharashtra |
| Landmarks      | opposite ujjivan bank   |
| Furnishing     | Semi-Furnished  |
| Flooring       | Vitrified   |

## Price Indicators

|                  |                          |                 |                 |
|------------------|--------------------------|-----------------|-----------------|
| Property         | Residential Flat         |                 |                 |
| Source           | https://www.99acres.com/ |                 |                 |
| Floor            | -                        |                 |                 |
|                  | <b>Carpet</b>            | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 521.00                   | 625.20          | -               |
| Percentage       | -                        | 20%             | -               |
| Rate Per Sq. Ft. | ₹9,597.00                | ₹7,997.00       | -               |

**HOUSING.COM** Buy In Mumbai  + Add  List Property  Saved

Home / Mumbai / Virar East / Apartment for Sale in Virar East / 2 BHK Flat Last updated: Sep 3, 2024

**2 BHK Flat** **₹50.0 L** EMI starts at ₹26.48 K

Gokul Township, Virar East, Mumbai ₹8 K/sq.ft

Hall

Bedroom

+ 6 more

625 sq.ft  
Built Up Area

₹8 K/sq.ft  
Avg. Price

10 Year Old  
Age of property

Ready to move  
Possession status

Higher i  
of 4 floors

West facing  
Facing

Semi Furnished  
Furnishing

[OVERVIEW](#) [POPULAR PROPERTIES NEARBY](#) [FURNISHINGS](#) [PRICE ESTIMATE](#) [AMENITIES](#) [RATINGS AND REVIEWS](#) [PRICE TRENDS](#)

**Property Location**  
Gokul Township, Virar East, Mumbai

**Around This Property**

School  
Yash Vidya Niketan  
2 mins  
(1.1 km)

Hospital  
Sahayog Hospital And Research Centre  
1 min  
(0.1 km)

Awesome! Better priced property in this area

**Contact Seller**

**Chetan Jani**  
Owner  
+9176665.....

Please share your contact

Name



## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 603.00           | 723.60          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹10,116.00       | ₹8,430.00       | -               |

|  |   |  |
|--|---|--|
| 100680<br>09-03-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b>   | द्वयम निबंधक : सह दु.नि. वसई 2<br>दस्त क्रमांक : 1006/2023<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : बोळीज</b>  |   |  |
| (1) विलेखाचा प्रकार  | करारनामा  |  |
| (2) मोबदला   | 6100000   |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)   | 4280640   |  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)   | 1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे बोळीज,स नं 164,उपविभाग क्र- 10,सदनिका क्र. बी/403,चौथा मजला,बी विंग,बिल्डिंग टाईप व न. वाय3-159,वाय4-160,एक्स4-161,आर एस2,गोकुळ आर्केड बिल्डिंग,गोकुळ आर्केड(अग्रवाल गार्डन्स)को ऑ ही सो लि,गोकुळ टाऊनशिप,क्षेत्र 56.00 चौ मी कारपेट( ( Survey Number : स नं 164 ; ) )   |  |
| (5) क्षेत्रफळ  | 56.00 चौ.मीटर   |  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |  |
| (7) दस्तऐवज करुन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-अखिलेश एस. तिवारी - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/403, चौथा मजला, गोकुळ आर्केड (अग्रवाल गार्डन्स) को ऑ ही सो लि, गोकुळ टाऊनशिप, बोळीज, विरार प. ता. वसई, जी, पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-AFBPT8772J  |  |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.                 | 1): नाव:-रेश्मा सुंदर खारवी - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/404, चौथा मजला, गोकुळ आर्केड (अग्रवाल गार्डन्स) को ऑ ही सो लि, गोकुळ टाऊनशिप, बोळीज, विरार प. ता. वसई, जी, पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-ATHPK1649R<br>2): नाव:-सुंदर सोमया खारवी - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/404, चौथा मजला, गोकुळ आर्केड (अग्रवाल गार्डन्स) को ऑ ही सो लि, गोकुळ टाऊनशिप, बोळीज, विरार प. ता. वसई, जी, पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-BRQPK8705A |  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक   | 18/01/2023  |  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 18/01/2023  |  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 1006/2023   |  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 427000  |  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |  |
| (14) शेरा  |   |  |

## Sale Instances

|                  |                  |                 |                 |
|------------------|------------------|-----------------|-----------------|
| Property         | Residential Flat |                 |                 |
| Source           | Index no.2       |                 |                 |
| Floor            | -                |                 |                 |
|                  | <b>Carpet</b>    | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 366.00           | 439.20          | -               |
| Percentage       | -                | 20%             | -               |
| Rate Per Sq. Ft. | ₹9,046.00        | ₹7,539.00       | -               |

|   |  |  |
|---|--|--|
| 67080<br>09-03-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                  | <b>सूची क्र.2</b>  | दुय्यम निबंधक : सह दु.नि. वसई 2<br>दस्त क्रमांक : 670/2023<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : बोळीज</b>   |  |  |
| (1)विलेखाचा प्रकार  | करारनामा   |  |
| (2)मोबदला   | 3311000  |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 2598960  |  |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे बोळीज,स नं 164,विभाग 10,सदनिका क्र ए 402,चौथा मजला,विंग ए,बिल्डींग टाईप नं आर-121,आर-122,गोकुळ आंगन,द न्यु गोकुळ आंगन को ऑ हौ सो लि,गोकुळ टाऊनशिप,क्षेत्र 34.00 चौ मी कारपेट.( ( Survey Number : 164 ; ) )   |  |
| (5) क्षेत्रफळ   | 34.00 चौ.मीटर  |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |  |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मणिकंदन पेरूमल यादवर - - वय:-30 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रू नं 202 ए विंग,बि नं 17,स्टॅलिंग सेवेनटीन सोसायटी,टिळक नगर,चेंबूर,मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400089 पॅन नं:-AFZPY0052N   |  |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-मेहुल रतिलाल बारीया - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रू नं 7,सर्व्हट काटर पोलीस हॉस्पिटल , सोफिया झुबेर रोड, नागपाडा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-CFMPB0176B<br>2): नाव:-भावेश्री जयंती बारीया - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रू नं 7,सर्व्हट काटर पोलीस हॉस्पिटल , सोफिया झुबेर रोड, नागपाडा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-BSEPB2372R |  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 12/01/2023   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 13/01/2023   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 670/2023   |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 231770   |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |  |
| (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 knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 50,94,004.00 (Rupees Fifty Lakhs Ninety Four Thousands Four 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/87/2022-23



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