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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. Santosh Appa Kamble & Mrs. Shila Santosh Kamble**

Residential Flat No. 402, 4th Floor, Building No A1, "**Viva city**", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India.

Latitude Longitude : 19°26'25.3"N 72°47'32.5"E

Intended User:

Cosmos Bank

Lower Parel Branch

Manic Soc Sunmill COMpound Lane, S J Marg, Lower Parel Mumbai 400013

Our Pan India Presence at :

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

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. 402, 4th Floor, Building No A1, "Viva city", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India belongs to **Mr. Santosh Appa Kamble & Mrs. Shila Santosh Kamble.**

Boundaries of the property

North : Wing - A 2
South : Viva City Road
East : Internal Road & Under Construction Building
West : Internal Road

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 **₹ 55,66,000.00 (Rupees Fifty Five Lakhs Sixty Six Thousands 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

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Residential Flat No. 402, 4th Floor, Building No A1, "Viva city", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar,
PIN - 401 303, 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 28.11.2024 for Bank Loan Purpose.
1	Date of inspection	14.11.2024
3	Name of the owner / owners	Mr. Santosh Appa Kamble & Mrs. Shila Santosh Kamble
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 402, 4 th Floor, Building No A1, "Viva city", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India. Contact Person : Omkar Kamble (Owner's Son) Contact No. 9082141583
6	Location, Street, ward no	Village - Bolinj, Virar (West) District - Palghar
7	Survey / Plot No. of land	Village - Bolinj New Survey No - 296, 297, 298, 299, 303, 304, 324, 390-B
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 454.07 (Area as per Site measurement) Carpet Area in Sq. Ft. = 418.00 Terrace & Flower Bed Area in Sq. Ft. = 36.00</p> <p>Carpet Area in Sq. Ft. = 506.00 (Area As Per Supplementary Agreement) Carpet Area in Sq. Ft. = 444.00 Terrace Area in Sq. Ft. = 62.00</p> <p>Built Up Area in Sq. Ft. = 607.20 (Carpet Area + 20%)</p>
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. (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. Santosh Appa Kamble & Mrs. Shila Santosh Kamble

	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. Santosh Appa Kamble & Mrs. Shila Santosh Kamble
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,600.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Lower Parel Branch Branch to assess Fair Market Value as on 28.11.2024 for Residential Flat No. 402, 4th Floor, Building No A1, "Viva city", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India belongs to **Mr. Santosh Appa Kamble & Mrs. Shila Santosh Kamble**.

We are in receipt of the following documents:

1)	Copy of Supplementary Agreement Document No.8801/2018 Dated 18.11.2028 between M/s. Viva Winner Venture Relators LLP(The Developers) And Mr. Santosh Appa Kamble & Mrs. Shila Santosh Kamble(The purchaser).
2)	Copy of Occupancy Certificate No.VVCMC / TP / OC / VP-0059 / 115 / 2021-22 Dated 12.10.2021 issued by Vasai Virar City Municipal Corporation.

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 3 Km from Virar Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 16 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. 4th Floor is having 8 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living



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Room + Kitchen + 2 Toilet. 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 28th November 2024

The Carpet Area of the Residential Flat	:	506.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	3 Years
Cost of Construction	:	607.20 Sq. Ft. X ₹ 2,500.00 = ₹ 15,18,000.00
Depreciation $\{(100 -) \times (3 / 60)\}$:	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	:	₹ 62,300/- per Sq. M. i.e. ₹ 5,788/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	506.00 Sq. Ft. X ₹ 11,000 = ₹55,66,000
Total Value of property as on 28th November 2024	:	₹55,66,000.00

(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 28th November 2024	:	₹ 55,66,000.00 - ₹ 0.00 = ₹ 55,66,000.00
Total Value of the property	:	₹ 55,66,000.00
The realizable value of the property	:	₹50,09,400.00
Distress value of the property	:	₹44,52,800.00
Insurable value of the property (607.20 X 2,500.00)	:	₹15,18,000.00
Guideline value of the property (607.20 X 5,788.00)	:	₹35,14,474.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, Building No A1, "Viva city", Village - Bolinj, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, India for this particular purpose at **₹ 55,66,000.00 (Rupees Fifty Five Lakhs Sixty Six Thousands Only)** as on 28th November 2024

NOTES

- 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 **28th November 2024** is **₹ 55,66,000.00 (Rupees Fifty Five Lakhs Sixty Six Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

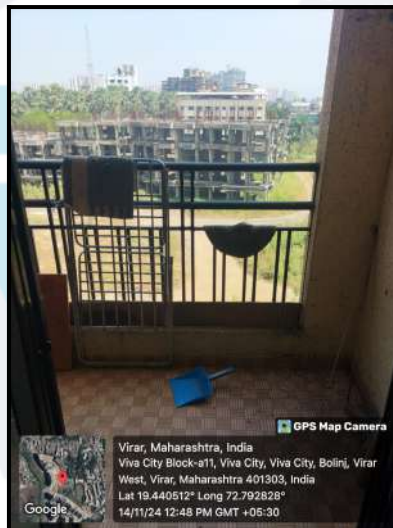
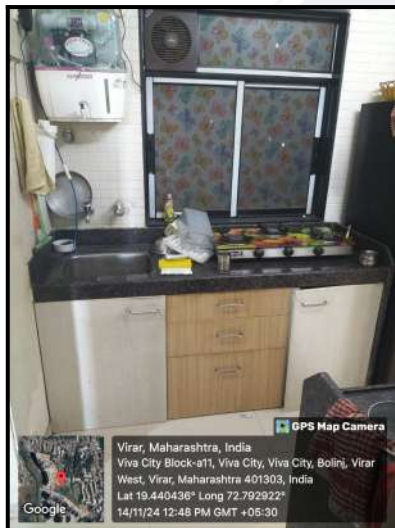
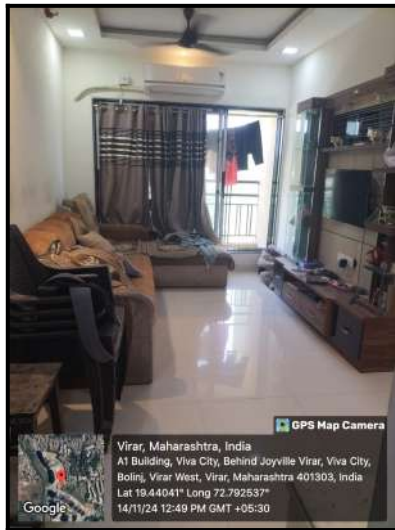
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

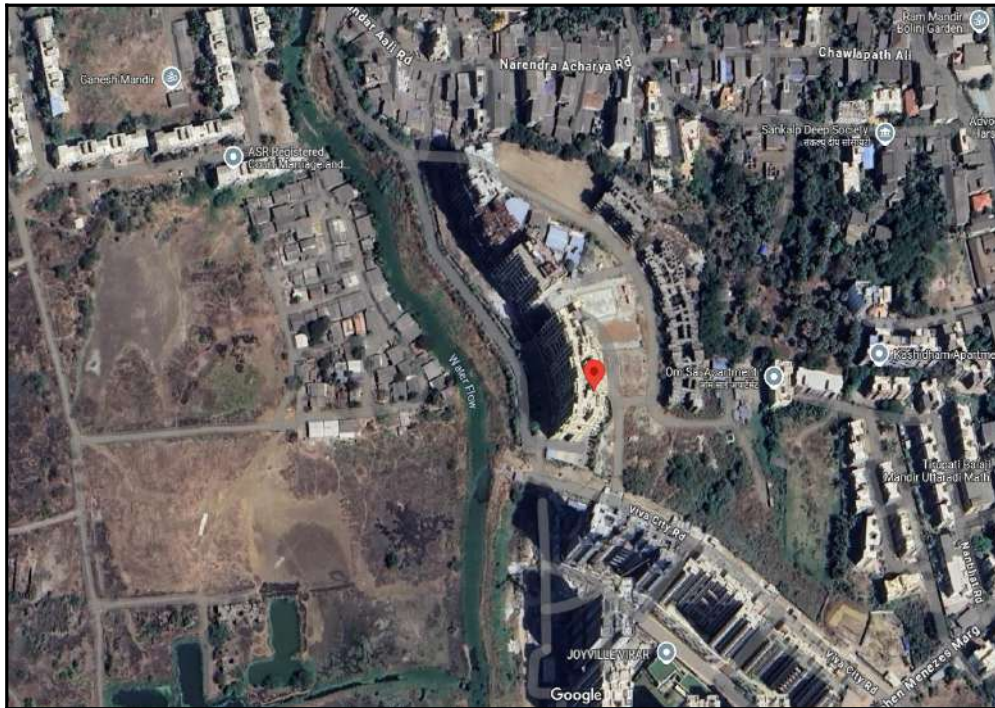
Technical details		Main Building	
1	No. of floors and height of each floor	:	Part Ground + Part Stilt + 16 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 4 th Floor
3	Year of construction	:	2021 (As per occupancy certificate)
4	Estimated future life	:	57 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

Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White										
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall										
18	No. of lifts and capacity	: 2 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										

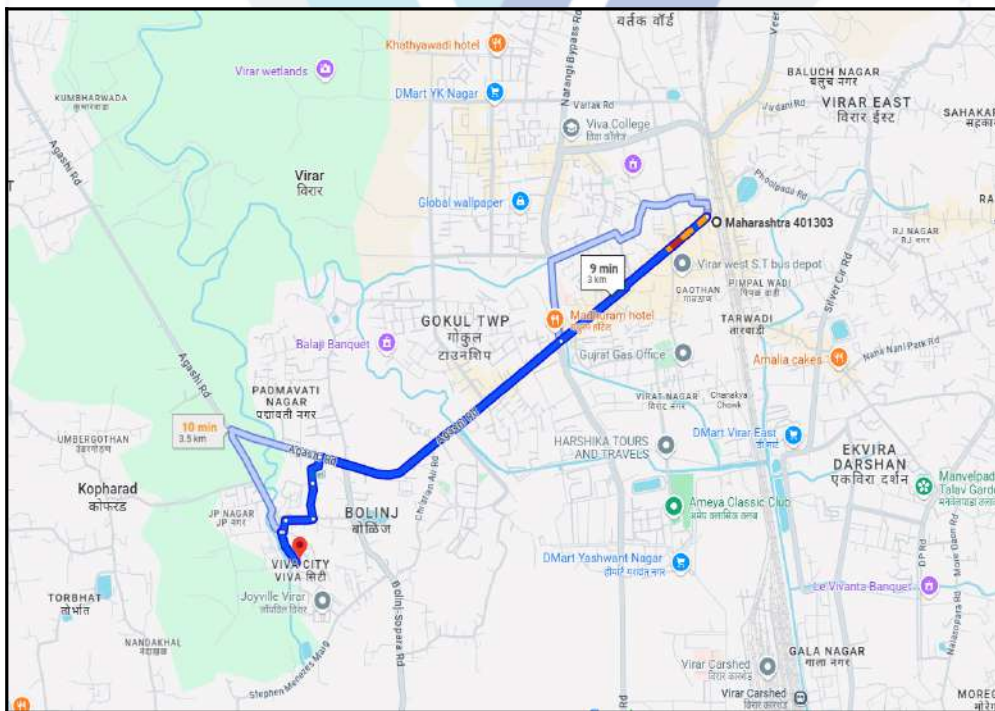
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°26'25.3"N 72°47'32.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 3 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : BOLINJ Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class 'C'		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Developed Land / Land Having Development Potential					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
25	4	15600	62300	71700	79900	71700
Survey No. 1, 2, 3, 4, 5, 6, 7, 10, 15B, 159, 160, 194, 203A, 204, 207A, 208, 216, 217, 230, 267, 268, 271, 272, 273, 274, 275, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 301, 302, 320, 321, 322, 325, 327, 328, 359, 360, 363, 364, 365, 394, 412, 422, 423, 425, 426						
<input type="button" value="Compare With Previous Year"/> <input type="button" value="↓"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	62300			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	62,300.00	Sq. Mtr.	5,788.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	15600			
The difference between land rate and building rate(A-B=C)	46,700.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	59,965.00	Sq. Mtr.	5,571.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicators

Property	Residential Flat		
Source	99sqft.com		
Floor	11th		
	Carpet	Built Up	Saleable
Area	543.00	656.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,471.00	₹7,012.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark FREE

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Virar > Flats in Bolinj > 2 BHK Flats in Bolinj

₹46 Lac

@ 8,471 per sq.ft.

Estimated EMI ₹36,740

2BHK 2Baths

Flat/Apartment for Sale

in Viva City, Bolinj, Virar West

RERA STATUS REGISTERED | Registration No: P99000008341 | Website: <https://maharera.maharashtra.gov/>

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#) >

Arbaaz Shaikh

HILTON REALTOR
FEATURED DEALER | Member Since Apr, 2022

Contact Dealer FREE

Ready to move Property | Posted on Sep 27, 2024

Videos (1)
Property (14)
Society (19)

+ Area
Carpet area: 543 sq.ft.
(50.45 sq.m.)

+ Configuration
2 Bedrooms , 2 Bathrooms, 3 Balconies

+ Price
₹46 Lac
 @ 8,471 per sq.ft. [View Price Details](#)

+ Address
Viva City
Bolinj, Virar West

+ Floor Number
11th of 17 Floors

+ Facing
East

+ Property Age
0 to 1 Year Old [View Construction Status](#)

Places nearby

Bolinj, Virar West View All (50)

Shree Shree Kalimata Mandir

Virat Vinayajk Mandir

State bank of india ATM

Axis bank ATM

Corporation bank A

Transaction Type: **Resale** ⓘ | Property Ownership: **Co-operative S...** ⓘ | Flooring: **Vitrified** | Furnishing: **Unfurnished**

Gated Community: **Yes** | Power Backup: **Full** | Property Code: **Y66759260**
www.99acres.com/Y66759260

Price Indicators


Property	Residential Flat		
Source	square yards		
Floor	15th		
	Carpet	Built Up	Saleable
Area	518.00	622.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹10,050.00	₹8,370.00	-

square yards
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121 Views Compare



41 Photos
Map

Sunil Singh

Viva City
2 Bedroom 518 Sq.Ft. Apartment in Virar West Mumbai
 Listing ID #6507790
₹ 52.06 L

2 Bedrooms + Pooja Room, Servant Room, Study Room, Extra Room
 Furnished
 1 Bathroom
 518 Sq.Ft. (Carpet Area)
 Park View
 704th Floor out of 15 Floors

Recent Registered Sale ● Oct 2024 ₹ 45 L 516 Sq.ft

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[Request for Call](#)

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Home Loan Offer
 ICICI, SBI, HDFC +5 More Banks
 Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

More Offers

Overview
Furnishing
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time
Virar West Reviews

Key Highlights

Near City Center

Vastu compliant

Gated Society


Ample Parking

Schools in vicinity


Introducing a luxurious apartment for sale in the thriving locality of Virar West, Mumbai.

- This stunning 2 BHK apartment is conveniently positioned near City Center, ensuring close proximity to bustling city life and everyday amenities.

Contact our Real Estate Experts



Sunil Singh
+91976XXXXXXX



Hey there!
We are here to help?

[Start Chat](#)

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	18th		
	Carpet	Built Up	Saleable
Area	767.00	920.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹9,778.00	₹8,152.00	-

18324533 09-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 18324/2023 नोंदणी : Regn:63m
गावाचे नाव : बोळीज		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4947000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 1801,अठरावा मजला,जॉयविल्ले विरार क्रेस्ट को-ऑप. हौ. सो. लि.,गाव मौजे बोळीज,विरार पश्चिम,तालुका वसई,जिल्हा पालघर,विभाग क्र. 4,एरिया 56.13 चौ. मी. कारपेट + फ्लॉवर बेड/ड्राय बालकनी एरिया 15.13 चौ मी. + 1 पार्किंग एरिया 9.29 चौ. मी.((Survey Number : 296, 297, 298, 390B, Hissa No. 1 to 3, 1 to 6 ;))	
(5) क्षेत्रफळ	71.26 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:-संजय छेदीलाल यादव -- वय:-32 पत्ता:-प्लॉट नं: रूम नं 219 , माळा नं: -, इमारतीचे नाव: साई समृद्धी अपार्टमेंट, ब्लॉक नं: नालासोपारा पुर्व , रोड नं: तुळीज रोड, सरस्वती स्कुलजवळ, साईनाथ नगर , महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AESPY2492N 2): नाव:-अंजु संजय यादव -- वय:-29 पत्ता:-प्लॉट नं: रूम नं 219, माळा नं: -, इमारतीचे नाव: साई समृद्धी अपार्टमेंट, ब्लॉक नं: नालासोपारा पुर्व , रोड नं: तुळीज रोड, सरस्वती स्कुलजवळ, साईनाथ नगर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-APIPY7313P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रलेश कुमार -- वय:-28; पत्ता:-प्लॉट नं: जी/103, माळा नं: पहिला मजला, इमारतीचे नाव: रूद्र हाईट्स, ब्लॉक नं: नालासोपारा पुर्व , रोड नं: यशवंत विवा टाऊनशिप,कॅपिटल मॉल समोर , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-DEUPK0914N	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	18324/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)थेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	525.60	630.72	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,416.00	₹9,513.00	-

1722534 10-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 1722/2023 नोंदणी : Regn:63m
गावाचे नाव : बोळीज		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3679500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गांव मौजे बोळीज,उपविभाग 4,स नं- 298,324,सदनिका क्र- 1503,पंधरावा मजला,विवा सिटी ए- 2,क्षेत्र- 40.91 चौ मी कारपेट+ बाल्कनी क्षेत्र- 2.88 चौ मी+ एलिव्हेशन फिचर्स क्षेत्र- 2.05 चौ मी + टेरस क्षेत्र- 2.99 चौ मी संदर्भ करारनामा दस्त क्र.वसई-5-12153-2022,दि-01/08/2022, मु.शु.अधिनियम 1958 चे अनुच्छेद 5-g-a(ii) अन्वये देय मु.शु.420000/- न.पा. + रेल्वे वजा जाता -195000+1000=196000 शिल्लक मु.शु.रु.225000/- या दस्तामध्ये समायोजित केलेले आहे((Survey Number : 298,324 ;))	
(5) क्षेत्रफळ	40.91 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:-अंकित बिनोद बंका वय:-34 पत्ता:-प्लॉट नं: सदनिका क्र.1503, माळा नं: पंधरावा मजला, इमारतीचे नाव: विवा सिटी ए-2, ब्लॉक नं: -, रोड नं: विरार पश्चिम, महाराष्ट्र, पालघर. पिन कोड:-401303 पॅन नं:-AMIPB7248M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितिन सुनिल साकला वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं.सी.04, लोक टेरस को.ऑ.हो.सो., प्लॉट नं.16, सेक्टर नं.17, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BIMPS4655L	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	1722/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.



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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 **₹ 55,66,000.00 (Rupees Fifty Five Lakhs Sixty Six Thousands 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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