

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Pankaj G. Yadav & Mr. Gulabchand P. Yadav**

Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country - India.

Latitude Longitude : 19°27'59.3"N 72°48'36.6"E

### Intended User:

**Cosmos Bank  
Borivali Branch (West)**

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

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
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|  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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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

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Vastu/Mumbai/11/2024/012555/2309197  
26/3-282-PRSH  
Date: 26.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country - India belongs to **Mr. Pankaj G. Yadav & Mr. Gulabchand P. Yadav** .

Boundaries of the property

North	: Open Plot
South	: Wing - G
East	: Railway Track
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 **₹ 25,83,450.00 (Rupees Twenty Five Lakhs Eighty Three Thousands Four Hundred And Fifty 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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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, 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 26.11.2024 for SME Loan Purpose.
1	Date of inspection	25.11.2024
3	Name of the owner / owners	<b>Mr. Pankaj G. Yadav &amp; Mr. Gulabchand P. Yadav</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country - India. <b>Contact Person :</b> Mr. Mohammed Shafiq Shaikh (Tenant ) Contact No. 9518583804
6	Location, Street, ward no	Village - Dongare, Virar (West) District - Palghar
7	Survey / Plot No. of land	Village - Dongare New Survey No - 217(76), 218(80), 226(74), 214
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Mixed Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 179.29</b> <b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 177.00</b> <b>(Area As Per Articles Of Agreement)</b></p> <p><b>Built Up Area in Sq. Ft. = 212.40</b> <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dongare, 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.
	<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. Mohammed Shafiq Shaikh Occupied Since - Last 5 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 VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Mohammed Shafiq Shaikh Occupied Since - Last 5 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,000/- 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?	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	<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 Commercial Shop 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 – 2015 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess Fair Market Value as on 26.11.2024 for Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country - India belongs to **Mr. Pankaj G. Yadav & Mr. Gulabchand P. Yadav.**

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

1)	Copy of Articles Of Agreement Dated 22.11.2024 between Mr. Saqib Qasim Kapadia & Mrs. Rubina Saqib Kapadia (The Transferor) And Mr. Pankaj G. Yadav & Mr. Gulabchand P. Yadav (The Transferee).
2)	Copy of Occupancy Certificate No.VVCMC / TP / OC / VP - 0693 / 2015 - 16 Dated 14.10.2015 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Electricity Bill Consumer No.001526610209 dated 22.11.2024 in the name of Mr. Saqib Qasim Kapadia issued by MSEDCL.

### **Location**

The said building is located at Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Commercial Zone. It is at a traveling distance 2.7 Km. from Virar Railway Station.

### **Building**

The building under reference is having Part Ground + Part Stilt + 7 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 cum Commercial purpose. Ground Floor is having 14 Commercial Shop. The building is having 1 lift.

### **Commercial Shop:**



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The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is storage area. This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Concealed Electrification etc.

### Valuation as on 26th November 2024

The Carpet Area of the Commercial Shop	:	177.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	212.40 Sq. Ft. X ₹ 2,500.00 = ₹ 5,31,000.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$	:	13.50%
Amount of depreciation	:	₹ 71,550.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,000/- per Sq. M. i.e. ₹ 7,339/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 73,348/- per Sq. M. i.e. ₹ 6,814/- per Sq. Ft.
Value of property	:	177.00 Sq. Ft. X ₹ 15,000 = ₹26,55,000
Total Value of property as on 26th November 2024	:	₹26,55,000.00

(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 26th November 2024	:	₹ 26,55,000.00 - ₹ 71,550.00 = ₹ 25,83,450.00
Total Value of the property	:	₹ 25,83,450.00
The realizable value of the property	:	₹23,25,105.00
Distress value of the property	:	₹20,66,760.00
Insurable value of the property (212.40 X 2,500.00)	:	₹5,31,000.00
Guideline value of the property (212.40 X 6814.00)	:	₹14,47,294.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 8, Ground Floor, Wing - F3, "HDIL Residency Park 'F' Wing Co-Op. Hsg. Soc. Ltd. ", Residency Park, New/Current Survey No. 217(76), 218(80), 226(74), 214, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country - India for this particular purpose at **₹ 25,83,450.00 (Rupees Twenty Five Lakhs Eighty Three Thousands Four Hundred And Fifty Only)** as on 26th 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 **26th November 2024** is **₹ 25,83,450.00 (Rupees Twenty Five Lakhs Eighty Three Thousands**



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**Four Hundred And Fifty 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

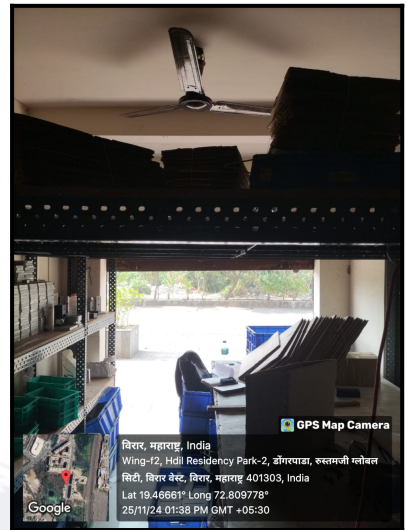
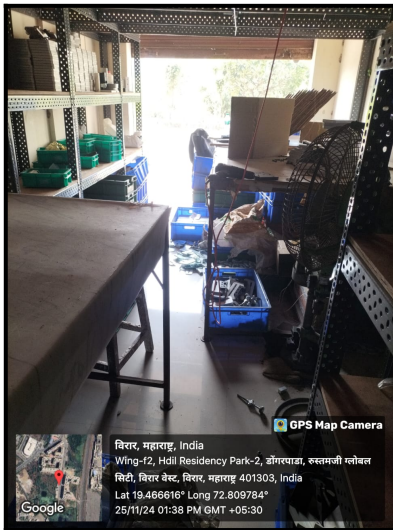
##### Main Building

1	No. of floors and height of each floor	:	Part Ground + Part Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	:	2015 (As per occupancy certificate)
4	Estimated future life	:	51 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	:	MS Rolling Shutter, N.A., .
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



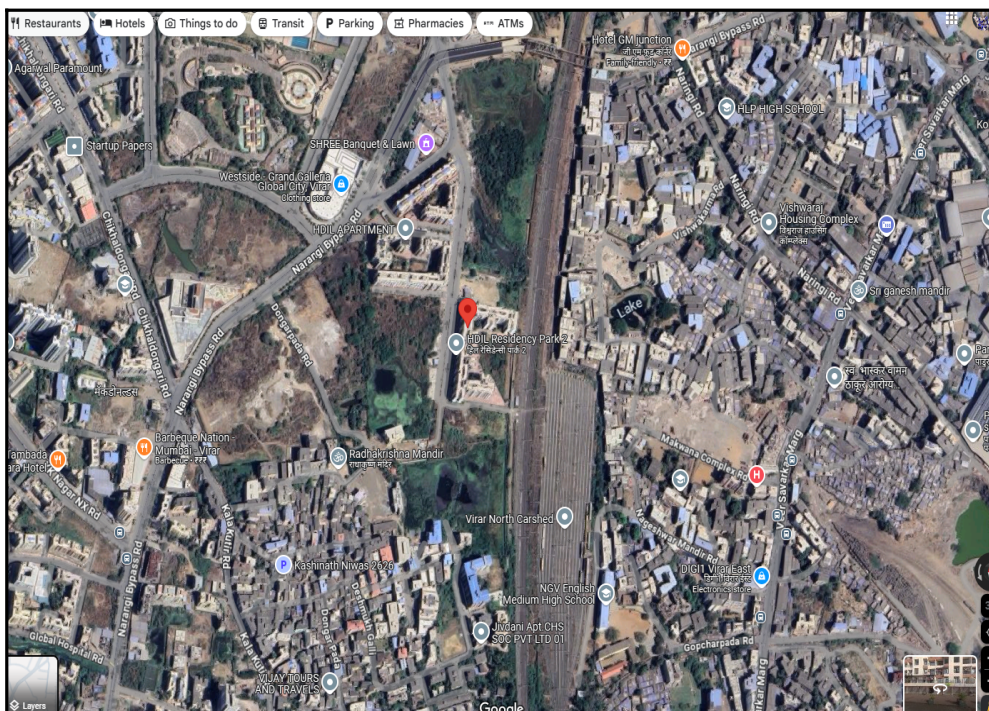
Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Electrification				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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	: All external walls are 9" thick and partition walls are 6" thick.								
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

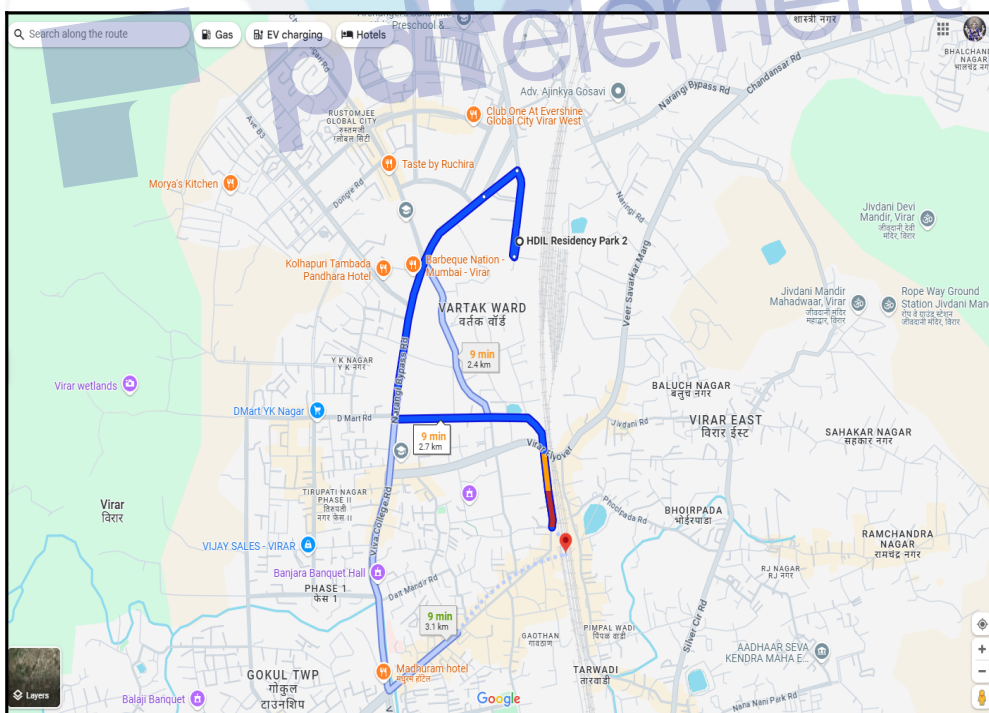




# Route Map of the property



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



**Longitude Latitude: 19°27'59.3"N 72°48'36.6"E**

Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.7 Km.).




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## 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	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1-रहिवास व इतर तत्सम वापरातील जमिनी	16200	61000	79000	79000	69000	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	79000			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>79,000.00</b>	<b>Sq. Mtr.</b>	<b>7,339.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16200			
The difference between land rate and building rate(A-B=C)	62,800.00			
Percentage after Depreciation as per table(D)	9%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>73,348.00</b>	<b>Sq. Mtr.</b>	<b>6,814.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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



e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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**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	HDIL Residency Park, Virar West		
Source	square yards		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	210.00	252.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹11,905.00	₹9,921.00	-

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- Rental Value
- Govt. Value

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HDIL Residency Park

### Commercial Shop 210 Sq.Ft. in Virar West Mumbai

Listing ID #6565039

## ₹ 25 L

⚠ Property Listing might be sold out or no longer available

Unfurnished

210 Sq.Ft. (Carpet Area)

Whatsapp

Request for Call

⚠ Found Something Wrong with this Listing? [Report Here.](#)

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

**Key Highlights**

Near City Center

Affordable

Vastu compliant

Contact our Real Estate Experts


P

Pritee Dharmend...


+9170586XXXXX

## Price Indicators

Property	Narangji Bypass Road, Virar West		
Source	Nobroker.com		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	166.67	200.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,000.00	₹15,000.00	-



Pay Rent
Post Your Property
Sign up
Log in
Menu



**Shop In Virar West, Mumbai Fo...**  
Sector no.3, Virar West Bus Depot

**₹ 30 Lacs**  
15,000 / Sq.Ft

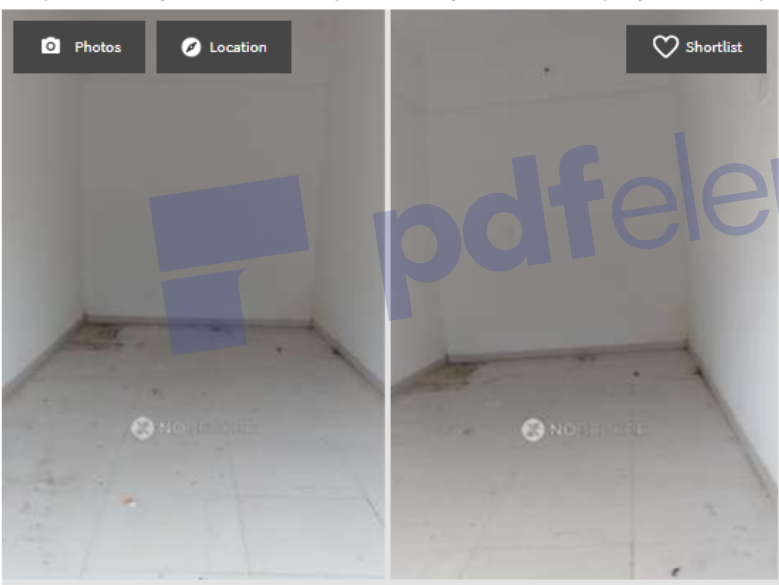
**₹ 22,528/Month**  
Estimated EMI

**200 Sq.Ft**  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Virar / Shops for Sale in Virar / Proper...

Photos
Location



Shortlist

**Shop**  
Property Type

**Public**  
Parking

**Freehold**  
Ownership Type

**Ground Floor**  
Of Total 12 Floors

**Unfurnished**  
Furnishing

**1 To 5 Year**  
Age of Property

**Nov 19, 2024**  
Posted On

**Immediately**  
Available From

Get Owner Details
Report


**Report what was not correct in this property**

Listed by Broker
Sold Out

Wrong Info


**NoBroker Services**

NEW




Create Agreement

NEW




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

**Activity On This Property**

**18**  
Unique Views

**0**  
Shortlists

**1**  
Contacted

Powered By: NBEstimate

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 An ISO 9001 : 2015 Certified Company

## Sale Instances

Property	Residency Park, Virar West		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	244.00	292.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,754.00	₹12,295.00	-

26/11/2024, 10:36		igr_19132	
1913280	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. वसई 2
30-08-2024			दस्त क्रमांक : 19132/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : डोंगरे</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3600000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2150100		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :- इतर माहिती: गाव मौजे - डोंगरे,विभाग क्र. 1,सर्व्हे नं. 215(जुना सर्व्हे नं. 79),हिस्सा नं. 1 पार्ट,सर्व्हे नं. 215(जुना सर्व्हे नं. 79),हिस्सा नं. 4 पार्ट,सर्व्हे नं. 215(जुना सर्व्हे नं. 79),हिस्सा नं. 5,वरील इमारत रेसिडेन्सी पार्क बिल्डींग नं. ए-1,बिल्डींग टाईप ए - 20,शॉप क्र. 5,तळ मजला,ए-1 विंग,एचडीआयएल रेसिडेन्सी पार्क बिल्डींग नं. अे को- ऑप.हौ.सो.लि.,शॉपचे क्षेत्र-22.68 चौ.मी.,(कारपेट एरिया).( ( Survey Number : 215 (Old Survey Number 79) ; ) )		
(5) क्षेत्रफळ	22.68 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:-प्रेमा कमलकुमार जैन वय:-64 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जगदिश श्रुष्टी, जैन मंदिर रोड, विरार पश्चिम, तालुका वसई, जि. पालघर., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ADZPJ7824K 2): नाव:-ललिता शौकिनकुमार जैन वय:-52 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जगदिश श्रुष्टी, जैन मंदिर रोड, विरार पश्चिम, तालुका वसई, जि. पालघर., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ADZPJ7825J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वपान कुमार तमाल सेन वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- सी / 303, एचडीआयएल रेसिडेन्सी पार्क, नारंगी बायपास रोड, विरार पश्चिम, वसई, पालघर, महाराष्ट्र., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-DYGPS1471G		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	19132/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सेवा			



## Sale Instances

Property	Residency Park, Virar West		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	315.00	378.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,556.00	₹12,963.00	-

26/11/2024, 10:38		igr_10077	
10077350 17-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 10077/2024 नोदणी : Regn:63m
<b>गावाचे नाव : डोंगरे</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4900000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2774000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: दुकान क्र. 08,ई विंग,तळ मजला,रेसिडेन्सी पार्क,बिल्डींग नं. ई,दुकानाचे क्षेत्र 29.26 चौ. मी. कारपेट,गाव मौजे डोंगरे,विभाग क्र. 1.( ( Survey Number : 212 ; ) )		
(5) क्षेत्रफळ	35.11 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:-मे. हौसिंग डेव्हलपमेंट अॅण्ड इन्फ्रास्ट्रक्चर लि. तर्फे ऑर्थोराईज्ड सिमेंटरी आनंद आल्मेडा - वय:-47 पत्ता:-प्लॉट नं:-, माळा नं: नववा मजला, इमारतीचे नाव: एचडीआयएल टॉवर्स, ब्लॉक नं:-, रोड नं: अनंत काणेकर मार्ग, स्टेशन रोड, बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAACHS443F 2): नाव:-मे. हौसिंग डेव्हलपमेंट अॅण्ड इन्फ्रास्ट्रक्चर लि. तर्फे ऑर्थोराईज्ड सिमेंटरी नितिन डी. वैरकर - वय:-57 पत्ता:-प्लॉट नं:-, माळा नं: नववा मजला, इमारतीचे नाव: एचडीआयएल टॉवर्स, ब्लॉक नं:-, रोड नं: अनंत काणेकर मार्ग, स्टेशन रोड, बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAACHS443F		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशील मधुकर दळवी - वय:-59; पत्ता:-प्लॉट नं: 1001/ए, माळा नं: -, इमारतीचे नाव: अजमेरा प्रीस्टाईन को-ऑप.हौ.सो., ब्लॉक नं: -, रोड नं: योगी नगर, बोरिवली प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AGPPD6893H 2): नाव:-सुभाष हरिभाऊ चौधरी - वय:-62; पत्ता:-प्लॉट नं: 1001/ए, माळा नं: -, इमारतीचे नाव: अजमेरा प्रीस्टाईन को-ऑप.हौ.सो., ब्लॉक नं: -, रोड नं: योगी नगर, बोरिवली प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ABKPC9967B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	22/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10077/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	343000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 **₹ 25,83,450.00 (Rupees Twenty Five Lakhs Eighty Three Thousands Four Hundred And Fifty 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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

