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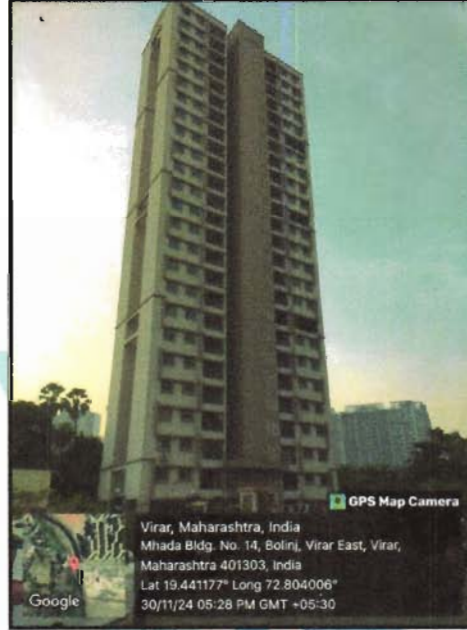
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sunil Vasant Mardhekar & Mrs. Vaishali Sunil Mardhekar**

Residential Flat No. 303, 3rd Floor, Building No 14 (LIG-R Type), Wing - A, "**Scheme No. 274A**", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.

Latitude Longitude : 19°26'29.7"N 72°48'13.5"E

Intended User:

Cosmos Bank

Daftarai Road Malad East Branch

Monica Arcade Subhash Lane Daftarai Road Malad East Mumbai 400997



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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Vastu/Mumbai/12/2024/012689/2309337

04/1-35-JASK

Date: 04.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Building No 14 (LIG-R Type), Wing - A, "Scheme No. 274A", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **Mr. Sunil Vasant Mardhekar & Mrs. Vaishali Sunil Mardhekar**.

Boundaries of the property

North : Open Plot
South : Open Plot
East : Nala & Road
West : Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 30,79,800.00 (Rupees Thirty Lakhs Seventy Nine Thousands Eight Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
Chalikwar

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.12.04 11:10:41 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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Regd. Office

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Residential Flat No. 303, 3rd Floor, Building No 14 (LIG-R Type), Wing - A, "Scheme No. 274A", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), 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 04.12.2024 for Housing Loan Purpose.
1	Date of inspection	29.11.2024
3	Name of the owner / owners	Mr. Sunil Vasant Mardhekar & Mrs. Vaishali Sunil Mardhekar
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. 303, 3 rd Floor, Building No 14 (LIG-R Type), Wing - A, "Scheme No. 274A", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India. Contact Person : Mr. Muddasir (Tenant) Contact No. 8421703011
6	Location, Street, ward no	MHADA Layout Village - Bolinj, District - Palghar
7	Survey / Plot No. of land	CTS No - 376(pt), 392(pt) of Village - Bolinj
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 430.87 (Area as per Site measurement) Carpet Area in Sq. Ft. = 395.12 Balcony Area in Sq. Ft. = 35.75</p> <p>Carpet Area in Sq. Ft. = 435.00 (Area As Per MHADA Allotment Letter)</p> <p>Built Up Area in Sq. Ft. = 522.00 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Bolinj, 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?	Tenant Occupied - Mr. Muddasir from May 2024

	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 MHADA / VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Muddasir from May 2024
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 8,000/- 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 law?	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 – 2018 (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, Daftara Road Malad East Branch Branch to assess Fair Market Value as on 04.12.2024 for Residential Flat No. 303, 3rd Floor, Building No 14 (LIG-R Type), Wing - A, "Scheme No. 274A", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **Mr. Sunil Vasant Mardhekar**.

We are in receipt of the following documents:

1)	Copy of MHADA Allotment Letter No.M.U.3/4/K.M./Sanket No. 274A Pravarg - GP, P. No. 669/Kary - 5/8554/2023 Dated 20.09.2023 And Mr. Sunil Vasant Mardhekar & Mrs. Vaishali Sunil Mardhekar(The Allottee).
2)	Copy of Occupancy Certificate No. VVCMC/TP/OC/VP-0191/069/2018-19 Dated 12.11.2018 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Index- II Registration No.1442/2023 Dated 22.09.2023 between Konkan Housing And Area Development Board(The Authority) And Mr. Sunil Vasant Mardhekar & Mrs. Vaishali Sunil Mardhekar(The Allottee).

Location

The said building is located at Village - Bolinj, Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Residential Zone. It is at a traveling distance 2.4 km. from Virar Railway Station.

Building

The building under reference is having Stilt + 24 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. 3rd Floor is having 4 Residential Flat. The building is having 2 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC.+ Balcony Area (i.e. 1 BHK flat) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 4th December 2024

The Built Up Area of the Residential Flat	:	522.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	522.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,05,000.00
Depreciation $\{(100 - 20) \times (6 / 60)\}$:	8.00%
Amount of depreciation	:	₹ 1,04,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,300/- per Sq. M. i.e. ₹ 4,580/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 46,907/- per Sq. M. i.e. ₹ 4,358/- per Sq. Ft.
Value of property	:	522.00 Sq. Ft. X ₹ 6,100 = ₹31,84,200
Total Value of property as on 4th December 2024	:	₹31,84,200.00

(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 4th December 2024	:	₹ 31,84,200.00 - ₹ 1,04,400.00 = ₹ 30,79,800.00
Total Value of the property	:	₹ 30,79,800.00
The realizable value of the property	:	₹27,71,820.00
Distress value of the property	:	₹24,63,840.00
Insurable value of the property (522.00 X 2,500.00)	:	₹13,05,000.00
Guideline value of the property (522.00 X 4358.00)	:	₹22,74,876.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3rd Floor, Building No 14 (LIG-R Type), Wing - A, "Scheme No. 274A", MHADA Layout, Village - Bolinj, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India for this particular purpose at **₹ 30,79,800.00 (Rupees Thirty Lakhs Seventy Nine Thousands Eight Hundred Only)** as on 4th December 2024

NOTES

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1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **4th December 2024** is **₹ 30,79,800.00 (Rupees Thirty Lakhs Seventy Nine Thousands Eight Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 24 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 rd Floor
3	Year of construction	:	2018 (As per occupancy certificate)
4	Estimated future life	:	54 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 flush shutters, Powder coated Aluminum sliding windows,
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.



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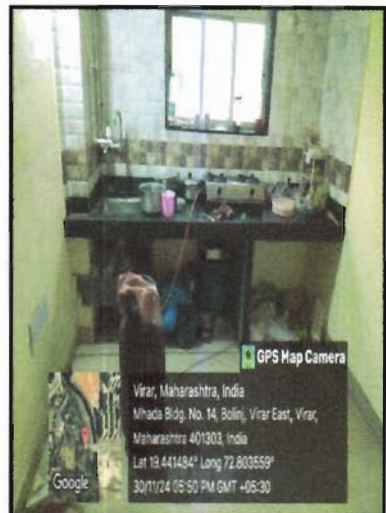
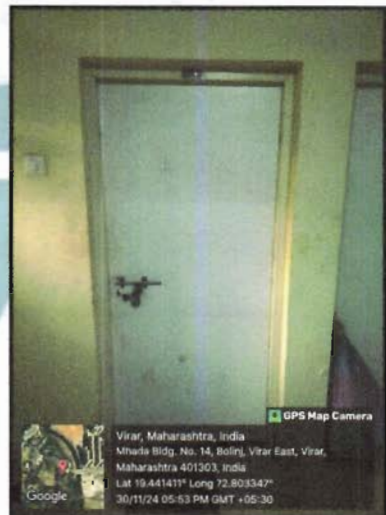
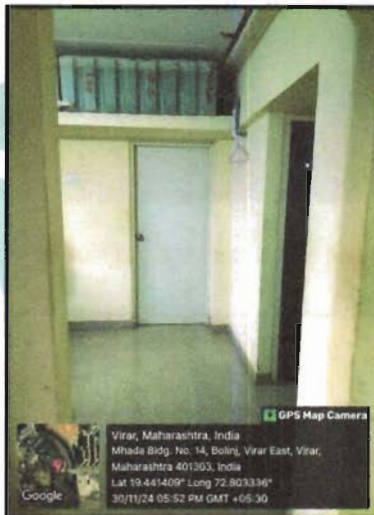
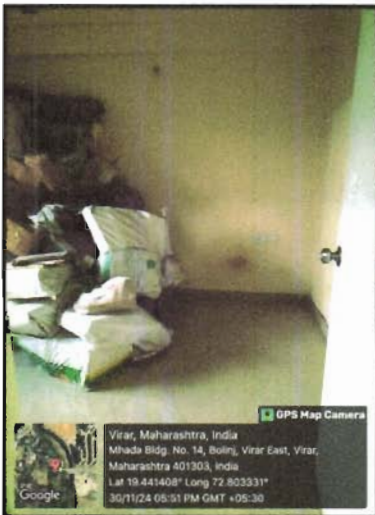
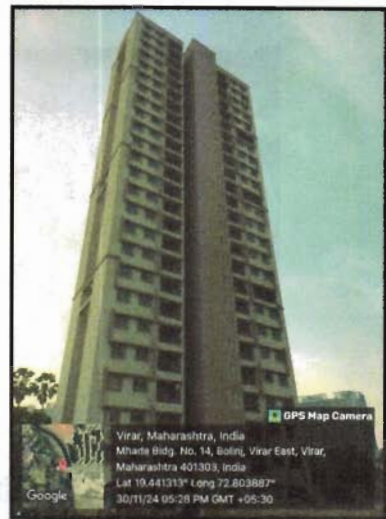
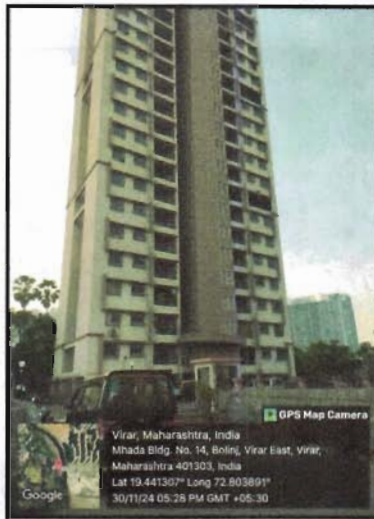
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Technical details**Main Building**

12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.		
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
(iv) No. of sink			
16	Class of fittings: Superior colored / superior white/ordinary.	:	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°26'29.7"N 72°48'13.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.4 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	Lands under cultivation.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
25	1	9410	49300	54500	71200	54500
Survey No. 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 81, 106 to 116, 118, 177, 178, 179, 180, 181, 182, 184, 185, 186, 187, 188, 200, 201, 202, 206, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 234, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 287A, 287B, 287C, 288, 292, 293, 294, 295, 309A, 309B, 312, 314, 317, 318, 318B-2, 330, 332, 338, 339, 340, 342, 368A, 368B, 371, 375, 376, 377, 378, 380, 380C, 381, 384, 385, 386, 387A, 388, 390, 392, 394, 395, 396, 397, 398, 399, 400, 401, 403, 404, 406, 407, 408, 409, 411, 424, 425, 426						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	49300			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	49,300.00	Sq. Mtr.	4,580.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9410			
The difference between land rate and building rate(A-B=C)	39,890.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	46,907.00	Sq. Mtr.	4,358.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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



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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	460.00	552.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,609.00	₹6,341.00	-

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1 BHK Flat In Mhada Complex Virar, Virar West For ...

Near Sahayog Hospital

₹ 35 Lacs Negotiable

₹ 20,060/Month Estimated EMI

500 Sq. Ft.

[Need Home Loan ?](#)

[Apply Loan](#)

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

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Bedroom

Bike and Car
Parking

Nov 4, 2024
Posted On

Immediately
Possession

Mhada Complex Vir...
Apartment

Full
Power Backup

[Get Owner Details](#)

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[Price trends by NBEstimate](#) [Check Now](#)

Nearby: [Abhyudaya Co-Operative Bank Ltd](#) [Intense Fitness Centre](#) [Shubham Lifeline Multispeciality Hospital](#)
[Miraj Cinemas Fun Fiesta](#) [Shakun Park](#)

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	500 Sq.Ft	Carpet Area	460 Sq.Ft
Furnishing Status	Semi Furnish New	Facing	North-East
Floor	17/24	Parking	Bike And Car
Gated Security	Yes		

Activity On This Property

41 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat In Mhada Co...

Virar West

Within a km

Price: ₹40 Lacs Builtup Area: 500 sqft

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	453.00	543.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,506.00	₹6,255.00	-

99acres

Buy ▾

📍
📄
🔍

Post property FREE
👤
☰

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Virar > Flats in Virar West > 1 BHK Flats in Virar West

Posted on Sep 21, 2024 | Ready to move

₹34 Lac

@ 7,505 per sq.ft.

Estimated EMI ₹ 27,156

1BHK 1Bath

Flat/Apartment for Sale

in Mhada Complex, Virar West, Mumbai

Contact Owner FREE

Shortlist

REERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr >

Property (0)

+ Area

Built Up area: 647 sq.ft. ▾

(66.11 sq.m.)

Carpet area: 453 sq.ft. (42.09 sq.m.)

+ Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

+ Address

Mhada Complex

Virar West, Mumbai

💰 Price

₹ 34 Lac

@ 7,505 per sq.ft.

+ Floor Number

10th of 24 Floors

+ Facing

East

+ Overlooking

Park/Garden, Main Road

+ Property Age

1 to 5 Year Old

Why should you consider this property?

East Facing
Close to School
Close to Hospital
Close to Market
Pet Friendly
Visitor Parking Available
On-Call Maintenance Staff
Gated Society

Close to Railway Station
Overlooking Park/Garden
Overlooking Main Road
Feng Shui/ Vaastu Compliant
Parking Available
Marble Flooring

Transaction Type Resale	Property Ownership Freehold	Flooring Marble	Furnishing Semifurnished
Gated Community Yes	Parking 1 Open	Pet Friendly Yes	Water Source Municipal corporati...
Power Backup Partial	Property Code T77549471	www.99acres.com/T77549471	

About Property

Address: Virar West, Mumbai

5 years old mhada property.

Modular kitchen with quality of material

Request Photos

Send Feedback



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,056.00	₹5,880.00	-

17375533 23-10-2024 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 : 17375/2024 नोदणी : Regn:63m
गावाचे नाव : बोळीज		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2328566	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2328566	
(4) भू-मापन,पोटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: संकेत क्र. 256-डी,योजनेतील सदनिका वितरण पत्र अर्ज क्र. 9430000419 प्रवर्ग. जीपी प्राधान्य क्र. 68 सदनिका क्र. 4,एच.6.604,एच विंग,सहावा मजला,म्हाडा कॉम्प्लेक्स,बिल्डींग नं. 4,सदनिकेचे क्षेत्र 30.68 चौ. मी कारपेट गाव मौजे बोळीज. ((Survey Number : संकेत क्र. 274, CTS No. 376 (P), 392 (P) ;))	
(5) क्षेत्रफळ	30.68 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लितून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-कोकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा) तर्फे सहाय्यक अधिकारी रुपल संतोष घाग यांना नोंदणी कायदा 1908 चे कलम 88 अन्वये उपस्थिती माफी आहे. - वय:-46 पत्ता:-प्लॉट नं. - माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. मेझानीन मजला, गृहनिर्माण भवन, वांदे पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं.-AAAJM0344H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-जगन्नाथ आम्भाराम नवलू - वय:-48; पत्ता:-प्लॉट नं. सी-60, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. हटमेट कॉलनी, जेरबाई वाडिया रोड, भोईवाडा, परेळ, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं.-AEHPN9830J 2): नाव.-जयवंती जगन्नाथ नवलू - वय:-43; पत्ता:-प्लॉट नं. सी-60, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. हटमेट कॉलनी, जेरबाई वाडिया रोड, भोईवाडा, परेळ, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AOWPN9157M	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/10/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	17375/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	163000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	23290	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	441.00	529.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,040.00	₹5,033.00	-

806980 09-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 8069/2024 नोंदणी : Regn:63m
गावाचे नाव : बोळीज		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2663546	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2663546	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: मौजे बोळीज , संकेत क्र 274 या योजनेतील सदनिका वितरण बाबत अर्ज क्र 2180035017, सदनिका क्र 12, एफ , 1803 , प्रतर्ग- GP, प्राधान्य क्र 1624 , सदनिकेचे चटई क्षेत्रफळ 40.94 चौ. मीटर, जा क्र 9314, दि 03/10/2023 , (महिला खरेदी करत असल्याने शासन आदेश क्र. मुद्रांक- 2021/110R.12/CR.107/M-1 (धोरण) दि. 31/03/2021 च्या आधारे 1% मुद्रांक माफी)((C.T.S. Number : 376 (P) 392 (P) ;))	
(5) क्षेत्रफळ	40.94 चौ.मीटर	
(6)आकारणी किंवा जुठी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-कोकण हौसिंग अन्ड परिया डेव्हलपमेंट बोर्ड/म्हाडा चे सहायक अधिकारी रुपेस संतोष पाग ह्यांना अधिनियम-१९०८ अंतर्गत कलम ८८ चे अन्वये कबुली जबाबसाठी रजर राहण्याची सुट - वय:-45 पत्ता.-प्लॉट नं. -, माळा नं. पोर्टमाळा, इमारतीचे नाव: गृहनिर्माण भवन,, ब्लॉक नं. बांद्रा पूर्व मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं.-AAAJM0344H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नेहा विधुनाथ पाटकर वय:-30; पत्ता.-प्लॉट नं. 189, माळा नं. -, इमारतीचे नाव: दिवाळ ठेवणी वाडकर चाळ, ब्लॉक नं. संधाजी नगर, विखलवाडी, जवठ दत्तानी पार्क, रोड नं. जीवलापाडा, कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं.-CJVPP5997H	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/04/2024	
(11)अनुक्रमांक,खत व पृष्ठ	8069/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	159900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26640	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th December 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 **₹ 30,79,800.00 (Rupees Thirty Lakhs Seventy Nine Thousands Eight Hundred Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar
Director**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmo@vastukala.org, c=IN
Date: 2024.12.04 11:10:48 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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