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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Vivek Chudhary**

Residential Flat No. L-1, 4th Floor, Building No 11, Wing - A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India.

Latitude Longitude : 19°42'22.2"N 72°47'59.3"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. L-1, 4th Floor, Building No 11, Wing - A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India belongs to **Mr. Vivek Chudhary**.

Boundaries of the property

North : Building No. 13
South : Internal Road
East : Internal 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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 18,48,770.00 (Rupees Eighteen Lakhs Forty Eight Thousands Seven Hundred And Seventy 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.

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/67/2019-20

Encl.: Valuation report



Residential Flat No. L-1, 4th Floor, Building No 11, Wing - A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project,
Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, 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 25.12.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
1	Date of inspection	17.12.2024
3	Name of the owner / owners	Mr. Vivek Chudhary
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	Address: Residential Flat No. L-1, 4 th Floor, Building No 11, Wing - A, " Sathya Lifestyles Colony ", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India. Contact Person : Mr. Ganesh Mudaliar (Bank Representative) Contact No. 9820464312
6	Location, Street, ward no	Village - Shelvali, District - Palghar
7	Survey / Plot No. of land	Village - Shelvali New Survey No - 3/1, 3/2, & 3/4
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 325.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 350.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 385.00 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Shelvali, Taluka - Palghar, District - Palghar, Pin - PIN Code – 401 404
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	4,000.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential flat in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 25.12.2024 for Residential Flat No. L-1, 4th Floor, Building No 11, Wing - A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India belongs to **Mr. Vivek Chudhary**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2532/2021 Dated 24.03.2021 between Sathya Lifestyles Private Limited(The Promoter) And Mr. Vivek Chudhary(The The Allottees).
2)	Copy of Commencement Certificate No.251 / 2013 - 2014 Dated 28.06.2013 issued by Grampanchayat Shelvali.
3)	Copy of RERA Certificate No.P99000006980 Dated 09.09.2021.
4)	Copy of Part Occupancy Certificate No.Revenue / K-1 / T-1 / OC / SR – 06 / 2018 Dated 26.12.2018 issued by District Collector and District Magistrate Office, Palghar.

Location

The said building is located at Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404. The property falls in Residential Zone. It is at a traveling distance 4.4 Km from Palghar Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Bathroom + WC. 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 25th December 2024

The Carpet Area of the Residential Flat	:	350.00 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	:	385.00 Sq. Ft. X ₹ 2,200.00 = ₹ 8,47,000.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$:	9.00%
Amount of depreciation	:	₹ 76,230.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 33,600/- per Sq. M. i.e. ₹ 3,122/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 31,760/- per Sq. M. i.e. ₹ 2,951/- per Sq. Ft.
Value of property	:	350.00 Sq. Ft. X ₹ 5,500 = ₹19,25,000
Total Value of property as on 25th December 2024	:	₹19,25,000.00

(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 25th December 2024	:	₹ 19,25,000.00 - ₹ 76,230.00 = ₹ 18,48,770.00
Total Value of the property	:	₹ 18,48,770.00
The realizable value of the property	:	₹15,71,455.00
Distress value of the property	:	₹12,94,139.00
Insurable value of the property (385.00 X 2,200.00)	:	₹8,47,000.00
Guideline value of the property (385.00 X 2951.00)	:	₹11,36,135.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. L-1, 4th Floor, Building No 11, Wing - A, "**Sathya Lifestyles Colony**", Sathya Lifestyles Phase - 2 Project, Village - Shelvali, Taluka - Palghar, District - Palghar, PIN Code – 401 404, State - Maharashtra, India for this particular purpose at **₹ 18,48,770.00 (Rupees Eighteen Lakhs Forty Eight Thousands Seven Hundred And Seventy Only)** as on 25th December 2024

NOTES

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 **25th December 2024** is **₹ 18,48,770.00 (Rupees Eighteen Lakhs Forty Eight Thousands Seven Hundred And Seventy 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.



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For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

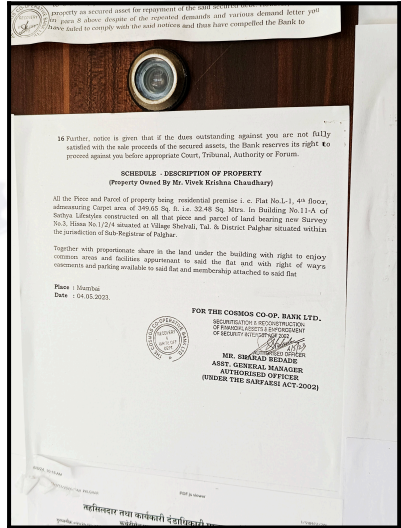
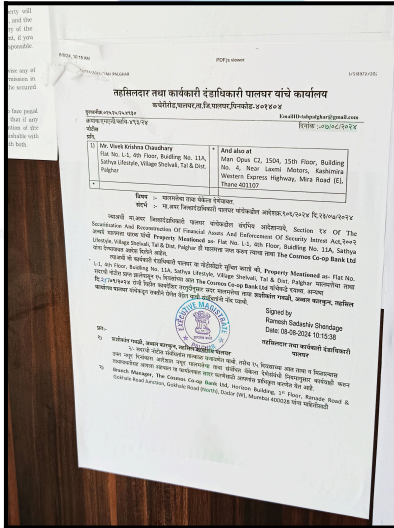
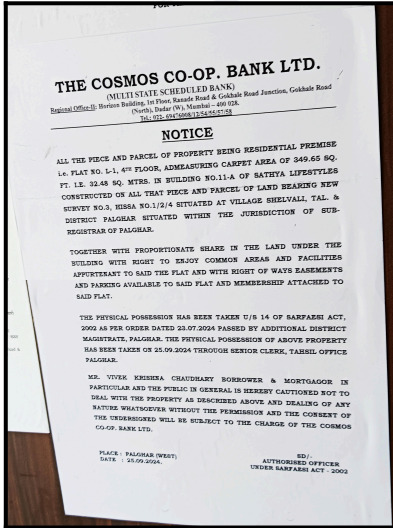
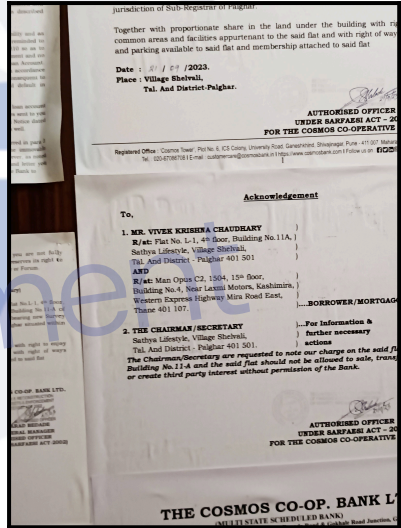
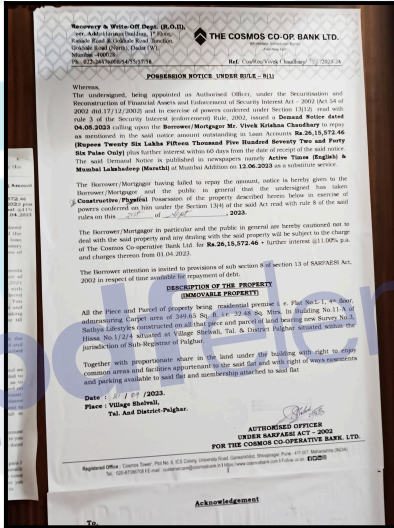
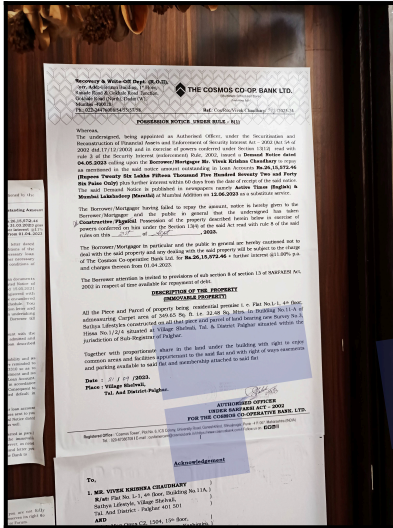
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2018 (As per occupancy certificate)				
4	Estimated 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 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				
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.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

Actual Site Photographs



Actual Site Photographs



Recovery & Waiver Dept. (R.O. Hq.)
 COSMOS CO-OP BANK LTD.
 Cosmos Co-op Bank Ltd., 4th Floor, Building No.11A,
 Ghatbunder Road (North), Dindur (W),
 Mumbai - 400 028.
 Tel: 022-24479889/12155/5758
 Fax: 022-24479891
 Ref. No./Rev./Vivek Chudhary (C)/ 2303-24
 Date: 18.05.2023

By Registered A.D./Hand Delivery

NOTICE UNDER SECTION 13 (D) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

MR. VIVEK KRISHNA CHAUDHARY
 Flat No. 11, 4th Floor, Building No.11A,
 Subhyak Lifestyle Village, Shivajinagar,
 Tal. And District - Pughar 401 303
AND
 Flat Men Opas C2, 15th, 15th Floor,
 Building No.4, Near Laxmi Motor, Kachinaria,
 Western Express Highway Mira Road East,
 Thane 401 107

Borrower/MORTGAGOR

Subject: Notice U/R 13 (D) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Sr,
 The undersigned being the Authorized Officer of The Cosmos Co-op Bank Ltd., appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereby issues you statutory notice as follows:

1. The Cosmos Co-operative Bank Ltd., is a Multi-state Banking Institution established and registered under the Multi State Co-operative Societies Act, 2002 having its Head Office at "Cosmos Tower", Flat No. 123 Colaba, University Road, Colaba, Mumbai - 400 005 and having one of its Branch at **Kalyan West - 421 301**.

2. Upon your Loan Application dated 09.04.2023 for availing Cosmos Home Loan, The Cosmos Co-op Bank Ltd. through its **Kalyan (West)** Branch has sanctioned loan vide its Sanction Letter dated 12.05.2023 sanctioned you the following Loan facility:

Sr. No.	Type of Loan Sanctioned	Date of Sanction Letter	Amount Sanctioned	Rate of Interest	Period	Date of Expiry of Loan Document
1	Cosmos Home Loan	12.05.2023	Rs.23,69,000/-	at 6.90 % p.a. (Floating)	180 Months	29.05.2031

Office: Cosmos Bank Plots 1 & 2, Ghatbunder Road, Ghatbunder, Dindur (W), Mumbai - 400 028
 Tel: 022-24479889/12155/5758
 Fax: 022-24479891

2. The interest outstanding in respect of said Cosmos Home Loan sanctioned by the Bank and not repaid by you from time to time is as follows:

Sr. No.	Type of Loan	Amount Sanctioned	Principal	Interest	Outstanding Amount
1	Cosmos Home Loan	Rs.23,69,000/-	Rs.23,25,451.00	Rs.43,548.99	As on 31.03.2023 plus further interest @ 11% p.a. From 01.04.2023

3. You have availed the Cosmos Home Loan facility vide sanctioned letter dated 12.05.2023 availed by you. You have accepted the terms and conditions of the sanction letter and you have entered into and also executed necessary loan documents on 20.05.2023 by executing the loan documents and other necessary documents and you have agreed to abide by the terms and conditions of the said sanction letter.

4. In order to secure repayment of loans, you have executed necessary loan documents on 20.05.2023 and other necessary forms. Further, you have executed Notice of Sub-Registration Mortgage for the Deposit of Title Deed dated 18.05.2023 in the name of the Cosmos Co-op Bank Ltd. By virtue of execution of the said Deed, we have encumbered the immovable property more particularly described hereunder at Schedule. You have agreed to abide by the terms and conditions of the said sanction letter and the terms of the above referred documents and agreements with an undertaking to repay the same as per terms of contract. The liability of the Borrower till repayment of the loan facility.

5. You have repaid not repaid said Cosmos Home Loan, account with the Kalyan (West) Branch of The Cosmos Co-op Bank Ltd. You availed, admitted and acknowledged the substance of liability in respect of the said loan described hereunder in the account:

7. You have committed default in repayment of your entire liability and as a result your account in your Cosmos Home Loan Account No.06280123310 is as to be classified as Non-Performing Assets (NPA) as per the guidelines of the Reserve Bank of India. We, therefore, classified your loan accounts as NPA on 21.03.2023, in accordance with directions and guidelines issued by the R.B.I. from time to time. Consequent to the default and breach of loan agreement by you, you committed default in repayment of principal debt and interest thereon.

8. You have failed and neglected to repay the balance outstanding in your loan account from time to time by the Bank. Hence, the Bank has sent you a Final Notice dated 21.03.2023. However, you failed to comply with the said Final Notice as well.

9. By virtue of execution of loan documents and other documents as referred in para 2 to 5 above, you have accepted the liability and further offered the immovable property as collateral for the repayment of the said secured debt. However, as a result you have failed to comply with the said notice and thus have defaulted the Bank to

10. The Cosmos Co-op Bank Ltd. is a Multi-state Banking Institution established and registered under the Multi State Co-operative Societies Act, 2002 having its Head Office at "Cosmos Tower", Flat No. 123 Colaba, University Road, Colaba, Mumbai - 400 005 and having one of its Branch at **Kalyan West - 421 301**.

11. Upon your Loan Application dated 09.04.2023 for availing Cosmos Home Loan, The Cosmos Co-op Bank Ltd. through its **Kalyan (West)** Branch has sanctioned loan vide its Sanction Letter dated 12.05.2023 sanctioned you the following Loan facility:

12. The interest outstanding in respect of said Cosmos Home Loan sanctioned by the Bank and not repaid by you from time to time is as follows:

13. You have availed the Cosmos Home Loan facility vide sanctioned letter dated 12.05.2023 availed by you. You have accepted the terms and conditions of the sanction letter and you have entered into and also executed necessary loan documents on 20.05.2023 by executing the loan documents and other necessary documents and you have agreed to abide by the terms and conditions of the said sanction letter.

14. In order to secure repayment of loans, you have executed necessary loan documents on 20.05.2023 and other necessary forms. Further, you have executed Notice of Sub-Registration Mortgage for the Deposit of Title Deed dated 18.05.2023 in the name of the Cosmos Co-op Bank Ltd. By virtue of execution of the said Deed, we have encumbered the immovable property more particularly described hereunder at Schedule. You have agreed to abide by the terms and conditions of the said sanction letter and the terms of the above referred documents and agreements with an undertaking to repay the same as per terms of contract. The liability of the Borrower till repayment of the loan facility.

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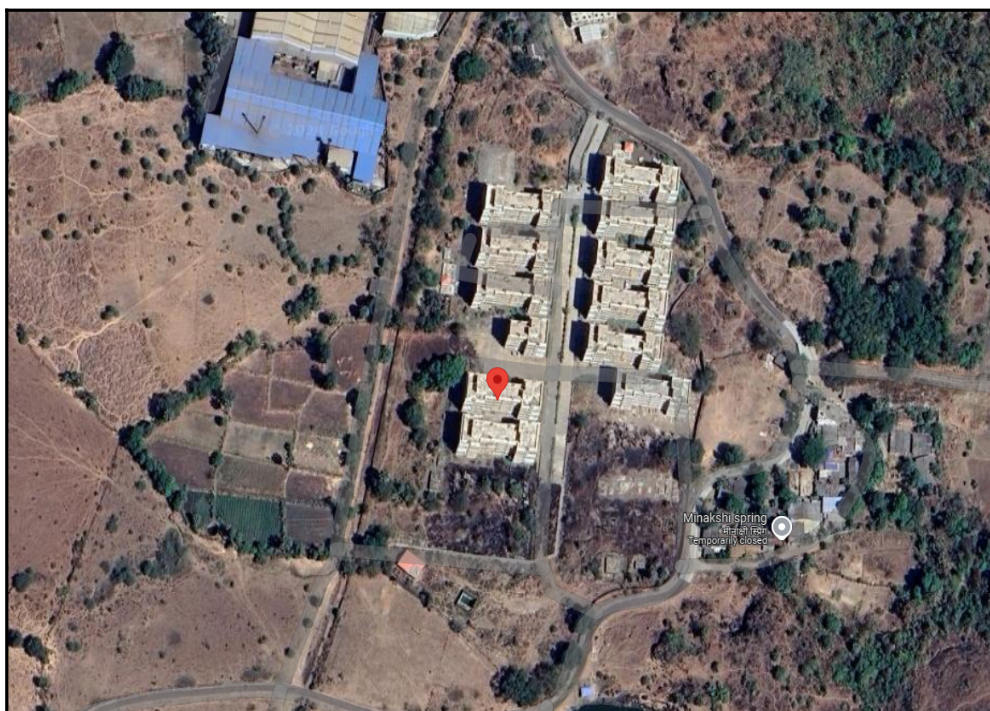
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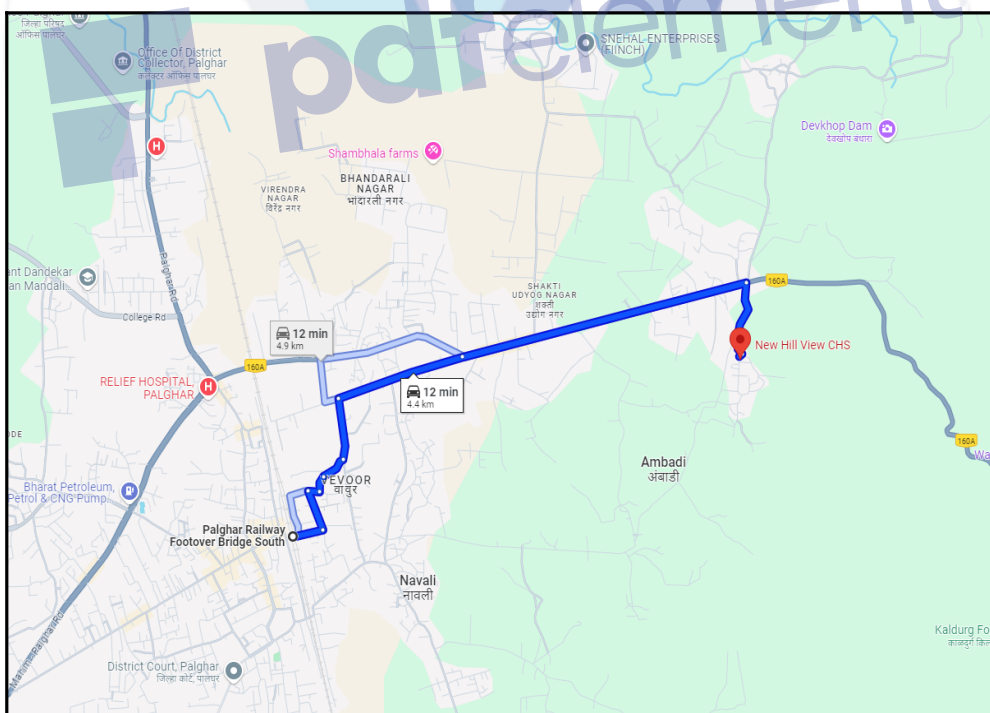
18. By virtue of execution of loan documents and other documents as referred in para 2 to 5 above, you have accepted the liability and further offered the immovable property as collateral for the repayment of the said secured debt. However, as a result you have failed to comply with the said notice and thus have defaulted the Bank to



Route Map of the property




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



Longitude Latitude: 19°42'22.2"N 72°47'59.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Palghar - 4.4 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Vibhag Number **6**

Assesment Type	Assesment Range	Rate Rs/-	Unit
काजू-फलबाग	0-0.00	3306300	हेक्टर
आंबा-फलबाग	0-0.00	3104300	हेक्टर
नारळ-फलबाग	0-0.00	3314700	हेक्टर
सुपारी-फलबाग	0-0.00	3314700	हेक्टर
निवासी	0-0.00	33600	चौरस मीटर
दुकाने	0-0	46400	चौरस मीटर
कार्यालये	0-0	37300	चौरस मीटर
गावठाणातील मिळकती	0-0.00	3440	चौरस मीटर
	1 2 3		

Stamp Duty Ready Reckoner Market Value Rate for Flat	33600			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	33,600.00	Sq. Mtr.	3,122.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2940			
The difference between land rate and building rate(A-B=C)	30,660.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	31,760.00	Sq. Mtr.	2,951.00	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	Sathya Life Style, Palghar		
Source	magic bricks		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	470.00	517.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,532.00	₹5,029.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹26.0 Lac [EMI - ₹12k](#) | [Get Loan offers from 34+ banks](#)

2 BHK Flat For Sale in Sathya Lifestyles, **Palghar, Palghar**



2 Beds
2 Baths
3 Balconies
Semi-Furnished

Carpet Area
470 sqft
₹ 5,532/sqft

Developer
Build Strong India Pvt. Ltd. & Kaycee Infra Projects Pvt. Ltd.

Project
Sathya Lifestyles

Floor
2(Out of 4 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lift
1

Furnished Status
Semi-Furnished

[+15 Photos](#)

✓ East Facing Property

Contact Owner
Get Phone No.


👤 Last contact made 3 days ago


More Details

Price Breakup	₹ 26 Lac
Booking Amount	₹ 1.0 Lac
Address	bldg no 6A S3 shevali off Palghar manor highway palghar east 401404, Palghar, Palghar, Maharashtra

Price Indicators

Property	Sathya Life Style, Palghar		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	342.00	376.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,409.00	₹4,918.00	-





[My Bookings](#)
[Pay Rent](#)
[Post Your Property](#)

1 BHK Flat in Sathya Lifestyles Palghar For Sale in Shelwadi

PR42HW34, Shelwadi, Maharashtra 401404, India

₹ 18.5 Lacs

Negotiable

₹ 10,603/Month

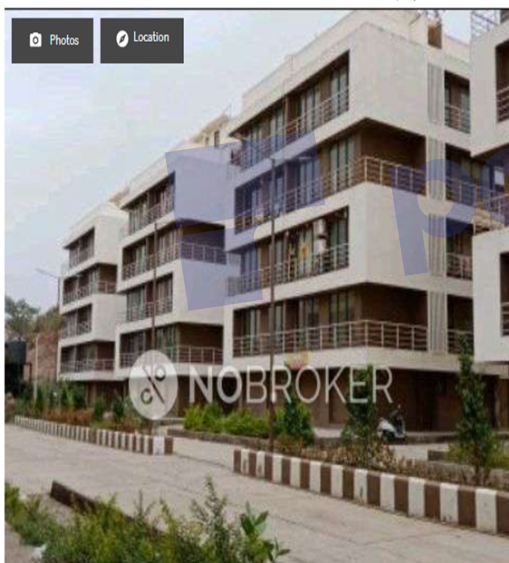
Estimated EMI

495

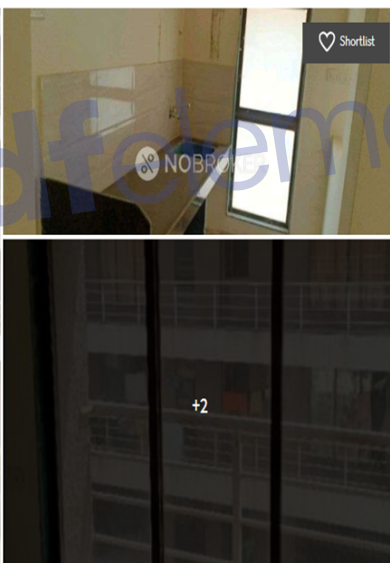
Sq.Ft

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

Photos Location



Shortlist



1 Bedroom	Nov 1, 2023
No. of Bedroom	Posted On
1 Bathroom	Immediately
No. of Bathroom	Possession
2	Sathya Lifestyles
Balcony	Apartment
Car	Full
Parking	Power Backup

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	495 Sq.Ft	Carpet Area	342 Sq.Ft

Activity On This Property

0 Unique Views 0 Shortlists

Similar Properties

Sale Instances

Property	Sathya Life Style, Palghar		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	523.00	575.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,545.00	₹5,041.00	-

24/12/2024, 11:09		igr_1600	
1600542	सूची क्र.2		दुय्यम निबंधक : दु.नि.पालघर-2
16-03-2024			दस्त क्रमांक : 1600/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी :
			Regn:63m
गावाचे नाव : शेलवाली (सूर्या प्रकल्प)			
(1)वितेखाचा प्रकार	करारनामा		
(2)मोबदला	2900000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1796256		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: मौजे शेलवाली,ता. व जी. पालघर येथील सव्हे नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर.,सव्हे नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 हे.आर. व सव्हे नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 हे.आर. एकूण क्षेत्र 04-04-7 हे.आर. या बिनशेत जमिनीवरील बिल्डिंग नं. 12 सत्या लाईफ स्टाईल या इमारतीच्या ए-विंग टाईप बी-3 मधील तळ मजल्यावरील सदनिका नं. जी-01,चे क्षेत्र 522.94 चौ.फूट म्हणजेच 48.60 चौ.मी. कार्पेटचा करार((Survey Number : सव्हे नं. 3, हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर., सव्हे नं. 3, हिस्सा नं. 2 ;))		
(5) क्षेत्रफळ	48.60 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:-माउली कंस्ट्रक्शन तर्फे प्रोप्रायटर संतोष अर्जुन नाईक -- वय:-51 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा शॉप नं.ए/बी,सरोणी अवेन्यू बिल्डिंग २,तोडडलर पर प्रायमरी स्कूल च्या मागे बेवरली पार्क जवळ कनाकिया पोलीस स्टेशन मीरा रोड ईस्ट ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AXVPN0137D		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राम बी निशाद -- वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.बेकारूराम निशाद, बी /५, शॉप नं-३५,सिल्वर पार्क, मीरा -रोड ईस्ट, मीरा भायंदर, मीरा रोड, ठाणे, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALQPN9364B 2): नाव:-नीता राम निशाद -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.बेकारूराम निशाद, बी /५, शॉप नं-३५,सिल्वर पार्क, मीरा -रोड ईस्ट, मीरा भायंदर, मीरा रोड, ठाणे, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-APNPN2157H		
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1600/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	174000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29000		
(14)घेरा			

Sale Instances

Property	Sathya Life Style, Palghar		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	350.00	385.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,286.00	₹4,805.00	-

1324542	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2
26-12-2023		दस्त क्रमांक : 1324/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : शेलवाली (सूर्या प्रकल्प)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1850000	
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1200830.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: मौजे शेलवाली.ता. व जी. पालघर येथील सर्व्हे नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर.,सर्व्हे नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 हे.आर. व सर्व्हे नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 हे.आर. एकूण क्षेत्र 04.04.7 हे.आर. या बिनशेत जमिनीवरील सत्या लाईफ स्टायल्स बिल्डिंग नं. 12 या इमारतीच्या बी विंग टाईप ए-1 मधील तिसऱ्या मजल्यावरील सदनिका नं. 303,चे क्षेत्र 349.65 चौ.फूट म्हणजेच 32.49 चौ.मी. कार्पेटचा करार((Survey Number : सर्व्हे नं. 3, हिस्सा नं. १ ;))	
(5) क्षेत्रफळ	32.49 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:-माउली कंस्ट्रक्शन तर्फे प्रोप्रायटर संतोष अर्जुन नाईक - - वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा शॉप नं.ए/रबी,सरोजी अवेन्यू बिल्डिंग २, तोडडलर पेर प्रायमरी स्कूल च्या मागे बेवरीली पार्क जवळ कनाकिया पोलीस स्टेशन मीरा रोड ईस्ट ठाणे, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AXVPN0137D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहन शर्मा - - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा सन ऑफ राम चंदर शर्मा ,रूम नं.००३,बिल्डिंग ०४,रश्मी पिक सिटी जवळ डॉन बॉस्को स्कूल नायगाव इस्ट जूचंद्र पालघर, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-FIDPS8669K	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	1324/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	111000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18500	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 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 **₹ 18,48,770.00 (Rupees Eighteen Lakhs Forty Eight Thousands Seven Hundred And Seventy Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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/67/2019-20



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Vastukala Consultants (I) Pvt. Ltd.

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