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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla**

Residential Flat No. 705, 7th Floor, Wing - B, Building No. 4, "**Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.**", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude : 19°24'8.9"N 72°49'27.6"E

Intended User:

Cosmos Bank

VASAI (WEST) BRANCH

Morya Shopping Centre, S.No. 16, H.No. 10 & 11, NAVGHAR, Ambadi Road,
Vasai (West), Palghar - 401 202.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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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. 705, 7th Floor, Wing - B, Building No. 4, "**Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.**", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla** .

Boundaries of the property

North	: Internal Road
South	: Wing - A
East	: Link Road & Nav Durga Ground
West	: Nallasopara Station 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 **₹ 69,86,250.00 (Rupees Sixty Nine Lakhs Eighty Six Thousands Two 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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Residential Flat No. 705, 7th Floor, Wing - B, Building No. 4, "Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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 04.02.2025 for Housing Loan Purpose.
1	Date of inspection	17.01.2025
3	Name of the owner / owners	Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla
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. 705, 7 th Floor, Wing - B, Building No. 4, "Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India. Contact Person : Mr. Rupesh Rajnikant Savla (Owner) Contact No. 9819674486
6	Location, Street, ward no	New Vasai Nallasopara Link Road Village - Achole, Vasai (East) District - Palghar
7	Survey / Plot No. of land	Village - Achole Old Survey No - 418, 420, 419, 415 & other, New Survey No. 49, 50, 51, 55 & others
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 644.07 (Area as per Site measurement) Carpet Area in Sq. Ft. = 565.00 Cupboard Area in Sq. Ft. = 4.00 Flower Bed Area in Sq. Ft. = 19.00 Balcony Area in Sq. Ft. = 56.00 Built Up Area in Sq. Ft. = 690.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Achole, Vasai (East) Taluka - Vasai, District - Palghar, Pin - PIN - 401 208
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla
(ii)	Portions in their occupation	Fully Owner Occupied
(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	15,100.00 (Expected rental income per month)
(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

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

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, VASAI (WEST) BRANCH Branch to assess Fair Market Value as on 04.02.2025 for Residential Flat No. 705, 7th Floor, Wing - B, Building No. 4, "Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.4853 / 2021 Dated 19.03.2021 between Mr. Govind Kumar S. Lakhara & Mrs. Nirma Govind Kumar Lakhara (The Transferor) And Mrs. Sejal Rupesh Savla & Mr. Rupesh Rajnikant Savla (The Transferee).
2)	Copy of Occupancy Certificate No.VVCMC / TP / POC / VP - 0127 / 047 / 2015 - 16 Dated 09.06.2015 issued by Vasai Virar City Municipal Corporation.

Location

The said building is located at Sector - 6, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208. The property falls in Residential Zone. It is at a traveling distance 2.00 Km. from Nalla Sopara Railway Station.

Building

The building under reference is having Stilt + 12 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. 7th Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:



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The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 4th February 2025

The Built Up Area of the Residential Flat	:	690.00 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	:	10 Years
Cost of Construction	:	690.00 Sq. Ft. X ₹ 2,500.00 = ₹ 17,25,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 2,58,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 73,080/- per Sq. M. i.e. ₹ 6,789/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 67,872/- per Sq. M. i.e. ₹ 6,306/- per Sq. Ft.
Value of property	:	690.00 Sq. Ft. X ₹ 10,500 = ₹72,45,000
Total Value of property as on 4th February 2025	:	₹72,45,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 4th February 2025	:	₹ 72,45,000.00 - ₹ 2,58,750.00 = ₹ 69,86,250.00
Total Value of the property	:	₹ 69,86,250.00
The realizable value of the property	:	₹62,87,625.00
Distress value of the property	:	₹55,89,000.00
Insurable value of the property (690.00 X 2,500.00)	:	₹17,25,000.00
Guideline value of the property (690.00 X 6306.00)	:	₹43,51,140.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 705, 7th Floor, Wing - B, Building No. 4, "Shree Yashwant Empire Co-Op. Hsg. Soc. Ltd.", Yashwant Viva Township, Sector 6, New Vasai Nallasopara Link Road, Village - Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at **₹ 69,86,250.00 (Rupees Sixty Nine Lakhs Eighty Six Thousands Two Hundred And Fifty Only)** as on 4th February 2025

NOTES



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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 **4th February 2025** is **₹ 69,86,250.00 (Rupees Sixty Nine Lakhs Eighty Six Thousands Two 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.



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PART III- VALUATION

I, hereby declare that

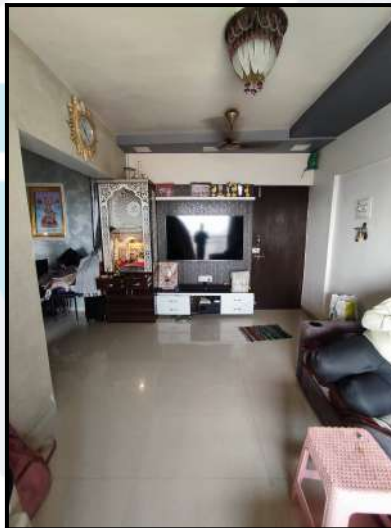
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

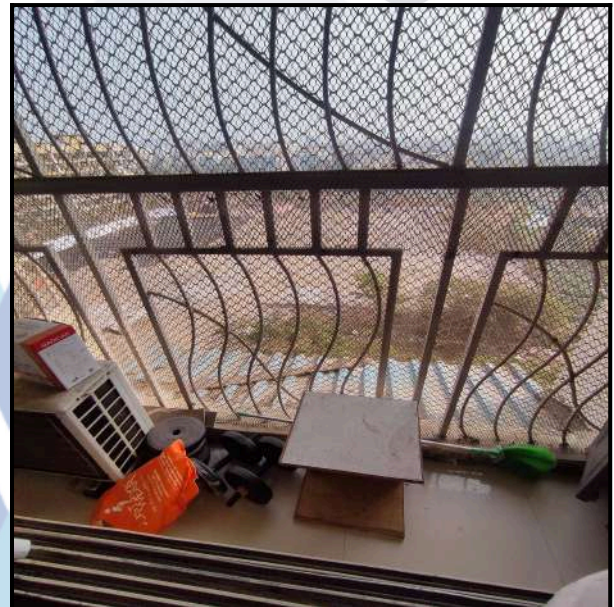
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 12 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 th Floor				
3	Year of construction	: 2015 (As per occupancy certificate)				
4	Estimated future life	: 50 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
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	:	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	:	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

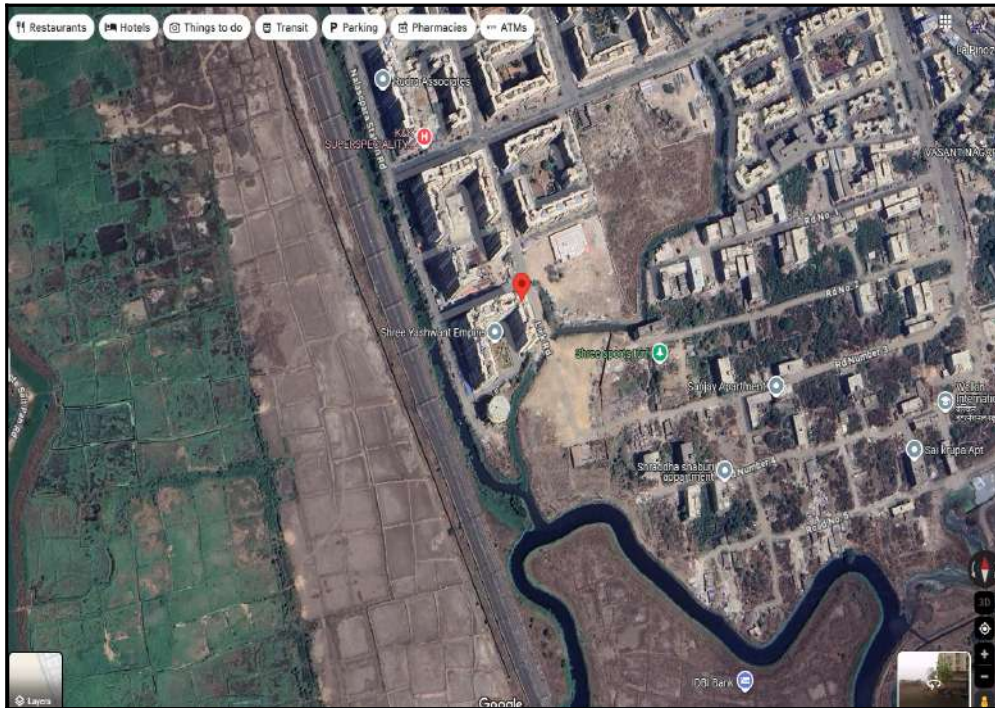
Actual Site Photographs



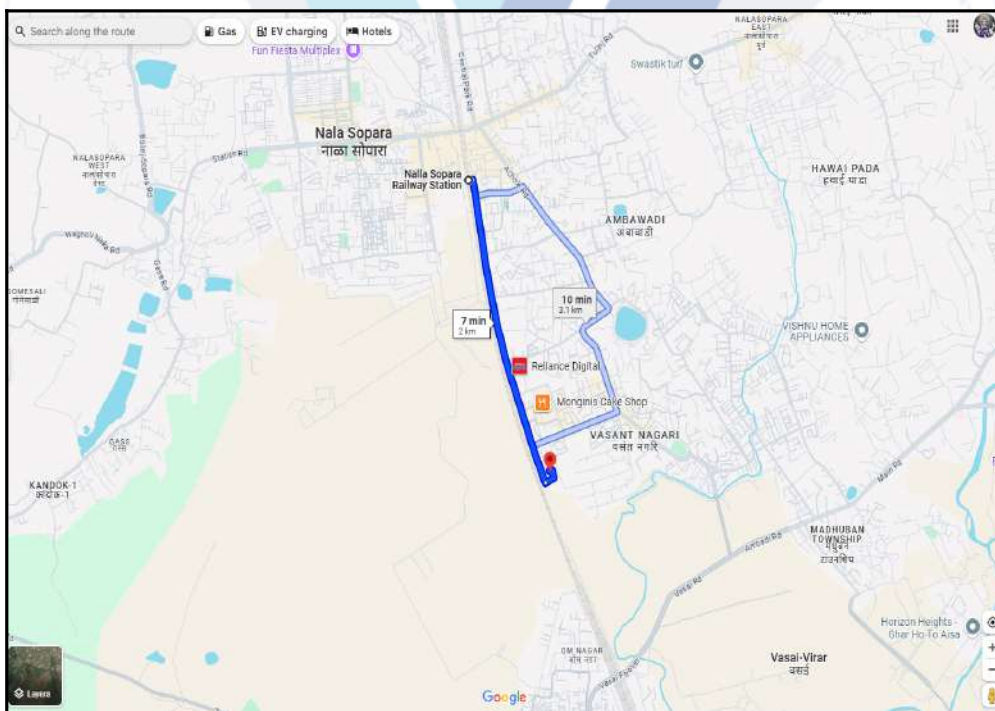
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°24'8.9"N 72°49'27.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nalla Sopara - 2.00 Km.).

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

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महाराष्ट्र शासन



Valuation
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Valuation For Influence Area

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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan Help on Division

District Name: पालघर Taluka Name: वसई Village/Zone Name: मीजे (गाव) आवाळें

Attribute: सखे नंबर 49 SubZone Name: B-रहिवास व इतर तत्सम २

Mahapalika Area: Vasai-Virar Municipal C

Open Land	Residence	Office	Shop	Industry	Unit
21000	69600	80400	92900	80400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	69600			
Increase by 5% on Flat Located on 7 th Floor	3480			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	73,080.00	Sq. Mtr.	6,789.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21000			
The difference between land rate and building rate(A-B=C)	52,080.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	67,872.00	Sq. Mtr.	6,306.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	600.69	720.83	865.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,486.00	₹10,405.00	₹8,671.00

magicbricks
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₹75.0 Lac [EMI - ₹ 34k](#) | [How much loan can I get?](#)

2 BHK 865 Sq-ft Flat For Sale [Vasai, Mumbai](#)

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Super Built-Up Area	Developer	Project
865 sqft - ₹ 8,670/sqft	Yashwant Constructions	Yashwant Viva Township
Floor	Transaction Type	Status
5 (Out of 7 Floors)	Resale	Ready to Move
Facing	Lift	Furnished Status
North - East	1	Unfurnished

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 9 days ago

More Details

Price Breakup	₹ 75 Lac ₹3,75,000 Approx. Registration Charges
Booking Amount	₹5.5 Lac
Address	Nalasopara Vasai Link Road, Vasai, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near By Dmart
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite
Loan Offered	Estimated EMI: ₹33826 [Ⓞ] Apply for Home Loan

[View all Details ▾](#)

Description: 2 BHK flat for Sale Located in Nallasopara Vasai Link Road. The property has 2 bedrooms with 2 bathrooms. Builtup area 865 sq.ft. 7 floor building, property comes with a good const... [Read more](#)

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	528.00	633.60	760.32
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,500.00	₹10,417.00	₹8,681.00

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2 BHK Flat For Sale in Yashwant Viva Township, Vasai, Mumbai

2 Beds 2 Baths 3 Balconies Semi-Furnished

Carpet Area 528 sqft - ₹12,500/sqft	Developer Yashwant Constructions	Project Yashwant Viva Township
Floor 1 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Semi-Furnished	Age Of Construction 5 to 10 years	

Contact Owner
Get Phone No.
Last contact made 5 days ago

More Details

Price Breakup	₹66 Lac
Address	Agarwal Residency, Opposite D-Mart, Vasai East., Vasai, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Semi-Furnished
Loan Offered	Estimated EMI: ₹29767 Apply for Home Loan
	+3
Age of Construction	5 to 10 years

Description: Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

Contact Owner

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	750.24	900.29	1,080.35
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,450.00	₹9,541.00	₹7,951.00

7250350 10-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.वर्सई 3 दस्ता क्रमांक : 7250/2024 नोदणी : Regn:83m
गावाचे नाव : आचोळे		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	8000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	7823000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 1204,बारावा मजला,ए विंग,बिल्डिंग नं. 4,श्री यशवंत एम्पायर को-ऑप. हौ. सो. ति.,सेक्टर नं. 6,यशवंत विवा टाऊनशिप,गाव मौजे आचोळे,ता. वर्सई,जिल्हा पालघर,विभाग क्र. 8/1.((Survey Number : 49 to 56 & 77 :))	
(5) क्षेत्रफळ	83.64 चौ.मीटर	
(6)अकारणी किंवा जुनी 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:-देवा कुमार ठेका -- वय:-80 पत्ता:-प्लॉट नं: 302, माळा नं: तिसरा मजला, इमारतीचे नाव: संस्कृती निकेतन, ब्लॉक नं: कादिवली पूर्व, रोड नं: बिल्डिंग नं 39,ठाकुर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ACHFD3176B 2): नाव:-रुमी ठेका -- वय:-55 पत्ता:-प्लॉट नं: 302, माळा नं: तिसरा मजला, इमारतीचे नाव: संस्कृती निकेतन, ब्लॉक नं: कादिवली पूर्व, रोड नं: बिल्डिंग नं 39,ठाकुर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AMZPD1848A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शरदेन्दु कुमार कमलाकांत त्रिपाठी -- वय:-53; पत्ता:-प्लॉट नं: बी/201-202, माळा नं: दुसरा मजला, इमारतीचे नाव: कैलाश दर्शन - 2, ब्लॉक नं: नातासोपार पूर्व, रोड नं: पंचम पार्क समोर, आचोळे रोड, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AJQPT5478L 2): नाव:-उषा शरदेन्दु त्रिपाठी -- वय:-48; पत्ता:-प्लॉट नं: बी/201-202, माळा नं: दुसरा मजला, इमारतीचे नाव: कैलाश दर्शन - 2, ब्लॉक नं: नातासोपार पूर्व, रोड नं: पंचम पार्क समोर, आचोळे रोड, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AJNPT8381P	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	12/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7250/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	560000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	302.02	362.42	434.90
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹13,906.00	₹11,589.00	₹9,657.00

9800350

10-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दृष्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 9800/2024

नोदणी :

Regn.63m

गावाचे नाव : आचोळे

(1)वितेखाचा प्रकार	करारनामा
(2)मोबदला	4200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3650000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: दुकान नं. 35,तळ मजला,डी विंग,बिल्डिंग नं. 4,श्री यशवंत एम्पायर को-ओ. हौ. सो. ली.,सेक्टर नं. 8,यशवंत विद्या टाउनशिप,गाव मौजे आचोळे,नालासोपारा पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 8/1.,((Survey Number : 49 to 56 ;))
(5) क्षेत्रफळ	33.67 चौ.मीटर
(6)आकारणी किंवा जुटी 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:-वेतन सदाशिव शेठू - - वय:-38 पत्ता:-प्लॉट नं: 2/33, माळा नं. -, इमारतीचे नाव: गुलमोहर, ब्लॉक नं: न्यु एमआयजी कॉलनी, रोड नं: बांद्रा पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AMHPS5258B 2): नाव:-सदाशिव तावठा शेठू - - वय:-69 पत्ता:-प्लॉट नं: 2/33, माळा नं. -, इमारतीचे नाव: गुलमोहर, ब्लॉक नं: न्यु एमआयजी कॉलनी, रोड नं: बांद्रा पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAFPS9081E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स मिटस न्यूट्रासिटिकल्स प्रायव्हेट लिमिटेड तर्फे सक्षम अधिकारी विवेक चंद्र दिवेदी - - वय:-35; पत्ता:-प्लॉट नं: 519, माळा नं. -, इमारतीचे नाव: दत्तानी प्रिस्म, ब्लॉक नं: आय. टी. पार्क, सांठोर, दत्तानी स्क्वअर मॉल मागे, रोड नं: वसई पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-AAICM8212B 2): नाव:-मेसर्स मिटस न्यूट्रासिटिकल्स प्रायव्हेट लिमिटेड तर्फे सक्षम अधिकारी विनोदकुमार घनश्याम तिवारी - - वय:-44; पत्ता:-प्लॉट नं: 519, माळा नं. -, इमारतीचे नाव: दत्तानी प्रिस्म, ब्लॉक नं: आय. टी. पार्क, सांठोर, दत्तानी स्क्वअर मॉल मागे, रोड नं: वसई पश्चिम, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-AAICM8212B 3): नाव:-मेसर्स मिटस न्यूट्रासिटिकल्स प्रायव्हेट लिमिटेड तर्फे सक्षम अधिकारी मोहम्मद सुबेर पटेल - - वय:-62; पत्ता:-प्लॉट नं: 519, माळा नं. -, इमारतीचे नाव: दत्तानी प्रिस्म, ब्लॉक नं: आय. टी. पार्क, सांठोर, दत्तानी स्क्वअर मॉल मागे, रोड नं: वसई पश्चिम, THANE. पिन कोड:-401202 पॅन नं:-AAICM8212B
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2024
(10)दस्त नोदणी केल्याचा दिनांक	17/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9800/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th February 2025**

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 69,86,250.00 (Rupees Sixty Nine Lakhs Eighty Six Thousands Two 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



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