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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Tara Chandra Tivari**

Residential Unit No. G15, Ground Floor, Building No 07, "**Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.**", Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208, State - Maharashtra, India.

**Latitude Longitude : 19°24'33.3"N 72°50'48.4"E**

### Intended User:

**Cosmos Bank**

**DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),  
Mumbai - 400 068

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Unit No. G15, Ground Floor, Building No 07, "**Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.**", Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208, State - Maharashtra, India belongs to **Mr. Tara Chandra Tivari**.

Boundaries of the property

North	: Building No. 10
South	: Building No. 8 & Road
East	: Slum Area
West	: Building No. 6

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 **₹ 20,91,000.00 (Rupees Twenty Lakhs Ninety One Thousands Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.




Manoj B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

### Our Pan India Presence at :

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

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Residential Unit No. G15, Ground Floor, Building No 07, "**Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.**",  
Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208, 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 30.01.2025 for Housing Loan Purpose.
1	Date of inspection	22.01.2025
3	Name of the owner / owners	<b>Mr. Tara Chandra Tivari</b>
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	<b>Address :</b> Residential Unit No. G15, Ground Floor , Building No 07, " <b>Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.</b> ", Village - Gokhivare, Vasai (East), Taluka - Vasai , District - Palghar , 401 208 , State - Maharashtra, India.  <b>Contact Person :</b> Mr. Tara Chandra Tivari (Owner) Contact No. 9137912465
6	Location, Street, ward no	Village - Gokhivare, Vasai (East) District - Palghar
7	Survey / Plot No. of land	Hissa No - 2, 3, 4, 5 of Village - Gokhivare New Survey No - 226, 227 & 228
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 280.78 (Area as per Site measurement) Carpet Area in Sq. Ft. = 205.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 246.00 (Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Gokhivare, Vasai (East) Taluka - Vasai, District - Palghar, 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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Tara Chandra Tivari
	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 - Information not available Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Tara Chandra Tivari
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	4,400.00 (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		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a 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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2025 (As per occupancy certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias BRANCH Branch to assess Fair Market Value as on 30.01.2025 for Residential Unit No. G15, Ground Floor, Building No 07, "**Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.**", Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208, State - Maharashtra, India belongs to **Mr. Tara Chandra Tivari**.

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

1)	Copy of Agreement for sale Document No.1326/2019 Dated 08.02.2019 between M/s. Shantee Homes Realty LLP(The Developers) And Mr. Tara Chandra Tivari(The Purchaser).
2)	Copy of RERA Certificate Document No.P99000001294 Dated 27.07.2017 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.VVCMC / TP / RDP / VP-5545 / 113 / 2023-24 Dated 31.08.2023 issued by Vasai Virar City Municipal Corporation.
4)	Copy of Occupancy Certificate Document No.VVCMC / TP / OC / VP - 5545 / 57 / PO / 2025 /AP400078 Dated 01.01.2025 issued by Vasai Virar City Municipal Corporation.
5)	Copy of Approved Building Plan Document No.VVCMC / TP / AMEND / VP / 5545 / 31 / 2022-23 Dated 17.05.2022 issued by Vasai Virar City Municipal Corporation.

### **Location**

The said building is located at Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208. The property falls in Residential Zone. It is at a traveling distance 5.5 Km from Vasai Railway Station.

### **Building**

The building under reference is having Ground + 8 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. Ground Floor is having 19 Residential Unit. The building is having 2 lifts.

### **Residential Unit:**

The Residential Unit under reference is situated on the Ground Floor The composition of Residential Unit is 1 Bedroom + Living Room + Kitchen + Toilet. This Residential Unit is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 30th January 2025**

The Built Up Area of the Residential Unit	:	246.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2025 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	246.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,15,000.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,500/- per Sq. M. i.e. ₹ 4,320/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	246.00 Sq. Ft. X ₹ 8,500 = ₹20,91,000
Total Value of property as on 30th January 2025	:	₹20,91,000.00

(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 30th January 2025	:	₹ 20,91,000.00 - ₹ 0.00 = ₹ 20,91,000.00
Total Value of the property	:	₹ 20,91,000.00
The realizable value of the property	:	₹18,81,900.00
Distress value of the property	:	₹16,72,800.00
Insurable value of the property (246.00 X 2,500.00)	:	₹6,15,000.00
Guideline value of the property (246.00 X 4320.00)	:	₹10,62,720.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Unit No. G15, Ground Floor, Building No 07, "**Sunshine Green Park Building No. 7 Co-Op. Hsg. Soc. Ltd.**", Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, 401 208, State - Maharashtra, India for this particular purpose at **₹ 20,91,000.00 (Rupees Twenty Lakhs Ninety One Thousands Only)** as on 30th January 2025

**NOTES**

1. I, with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **30th January 2025** is **₹ 20,91,000.00 (Rupees Twenty Lakhs Ninety One Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
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.



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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	: Ground + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Unit Situated on Ground Floor				
3	Year of construction	: 2025 (As per occupancy certificate)				
4	Estimated future life	: 60 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, Alluminum sliding windows with M. S. 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 (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	: 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









## Ready Reckoner Rate

DIVISION / VILLAGE : GOKHIVARE 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 for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	4	9180	46500	56700	68900	56700
Survey No. 112, 113, 120, 122, 123, 124, 125, 130, 131, 132, 133, 175, 176, 177, 178, 179, 180, 181, 184, 185, 197, 198, 199, 200, 201, 202, 209, 215, 220, 223, 225, 226, 227, 228, 242, 243, 246, 247, 261, 283						
<a href="#" style="color: white; text-decoration: none;">⇐ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Unit	46500			
Unit Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>46,500.00</b>	<b>Sq. Mtr.</b>	<b>4,320.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9180			
The difference between land rate and building rate(A-B=C)	37,320.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>46,500.00</b>	<b>Sq. Mtr.</b>	<b>4,320.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Unit / 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 Unit		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	236.00	283.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹9,534.00	₹7,945.00	-

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Home / Vasai / Mira Road and Beyond / Vasai East / Vishwa Nagri Building No 1 Last updated: Dec 20, 2024

### Vishwa Nagri Building No 1 RERA

part of [Ajmera Vishwa Nagri](#)

By **AJMERA DEVELOPERS**


Gavraipada Road, Behind Range Office, Vasai East, Mira Road and Beyond, Vasai

₹22.5 L - 34.5 L | ₹9.53 K - 10.55 K/sq.ft


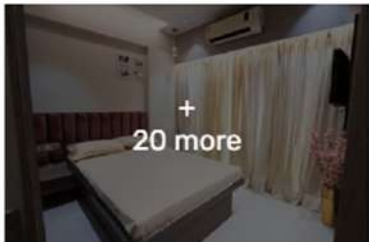
EMI starts at ₹11.92 K

All Inclusive Price

[Contact Developer](#)



SHARE
SAVE

+  
20 more

1 RK, 1 BHK Apartments Configurations

Sep, 2024 Possession Starts

₹9.53 K - 10.55 K/sq.ft Avg. Price

236.00 - 327.00 sq.ft [convert unit](#) (Carpet Area) Sizes

Overview/Home
Highlights
Around This Project
More About Project
Project Properties
About Project

Other Phases:

A Actively Selling

Ready to Move

Ajmera Vishwa Nagri Buildi...

1 RK • 189 - 294 sq.ft.

Ready to Move

Ajmera Vishwa Nagri Buildi...

1 RK • 241 - 247 sq.ft.

Contact Seller

AD

**Ajmera Developers**

Developer

+9192251.....

Please share your contact

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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## Price Indicators

Property	Residential Unit		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	325.00	390.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹10,769.00	₹8,974.00	-

NOBROKER

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1 BHK Flat In Ajmera Vishwa Nagri For ...
Loan Verified

₹ 35 Lacs  
Negotiable

₹ 20,060/Month  
Estimated EMI

425  
Sq.Ft

Need Home Loan ?  
Apply Loan

Photos
Location

Shortlist

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

1  
Balcony

Bike and Car  
Parking

Sep 25, 2024  
Posted On

Immediately  
Possession

Ajmera Vishwa Nagri  
Apartment

Full  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: UCO Bank Global City Miraj Cinemas Fun Fiesta YASHVANT GAURAV RIKSHA STAND

Star Residency

### Overview

Age of Building 3-5 Years

Maintenance Charges ₹4.7 Per Sq.Ft/M

Builtup Area 425 Sq.Ft

Furnishing Status Semi Furnish Now

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 325 Sq.Ft

Facing Don't Know

### Activity On This Property

0  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate

### Similar Properties

There are no Similar Properties



## Sale Instances

Property	Residential Unit		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	205.00	246.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,693.00	₹7,244.00	-

1666535

05-05-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 1666/2022

नोंदणी :

Regn:63m

### गावाचे नाव : गोखिवरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1782000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	975500
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: विभाग क्र 4,गाव मौजे गोखिवरे,ता. वसई जि. पालघर येथील स.नं.226,227/2,227/3,227/4,227/5,228 या जमीन मिळकती वर बांधलेली इमारत सनशाईन ग्रीन पार्क फेस-2 मधील सदनिका क्र. जी/16,तळ मजला,बिल्डींग नं.7,प्लॉट नं.सी,क्षेत्र 19.07 चौ मी कारपेट गोखिवरे,वसई पु(( Survey Number : 226, 227, 228 ; ))
(5) क्षेत्रफळ	19.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शांती होमस रियल्टी एल एल पी तर्फे भागीदार श्री राज अब्दुल समद पठाण व नियाझ अब्दुल समद पठाण तर्फे कु.मु. म्हणून श्री सरफराज खान - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: शॉप न.5, सनशाईन गार्डन, आचोळे रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ACNFS5210P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वंदना विलास पाखुर्डे - - वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 29, 2/3, महात्मा फुले नगर, खान अब्दुल गफ्फार खान मार्ग, मद्रासवाडी, वरळी सी.फेस, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-CCXPP9417K 2): नाव:-विशाल विलास पाखुर्डे - - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 29, 2/3, महात्मा फुले नगर, खान अब्दुल गफ्फार खान मार्ग, मद्रासवाडी, वरळी सी.फेस, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-DKOPP9524B
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/04/2022
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1666/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	124740
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17820
(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.



## Sale Instances

Property	Residential Unit		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	205.00	246.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,693.00	₹7,244.00	-

557535

05-05-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 557/2022

नोंदणी :

Regn:63m

### गावाचे नाव : गोखिवरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1782000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	887500
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: विभाग क्र 4,गाव मौजे गोखिवरे,ता. वसई जि. पालघर येथील स.नं.226,227/2,227/3,227/4,227/5,228 या जमीन मिळकती वर बांधलेली इमारत सनशाईन ग्रीन पार्क फेस-2 मधील सदनिका क्र. जी/1,तळ मजला,बिल्डींग नं.7,प्लॉट नं.सी,क्षेत्र 19.07 चौ मी कारपेट गोखिवरे वसई पु( ( Survey Number : 226, 227, 228 ; ) )
(5) क्षेत्रफळ	19.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शांती होमस रियल्टी एल एल पी तर्फे भागीदार श्री राज अब्दुल समद पठाण व नियाझ अब्दुल समद पठाण तर्फे कु.मु. म्हणून श्री सरफराज खान - वय:-40 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं: शॉप न.5, सनशाईन गार्डन, आचोले रोड, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ACNFS5210P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रेश्मा अकरम शेख - - वय:-32; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं: सदनिका क्र 414, चौथा मजला, बिल्डींग न. 01, मीटर केबिन 2, राज इन्फिनिया, मालाड पश्चिम , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-DIFPS9375L 2): नाव:-गुलफाम फरमान खान - - वय:-33; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं: सदनिका क्र 414, चौथा मजला, बिल्डींग न. 01, मीटर केबिन 2, राज इन्फिनिया, मालाड पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-DWEPK6106G
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	557/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	106920
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17820
(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 **30th January 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.

## 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 **₹ 20,91,000.00 (Rupees Twenty Lakhs Ninety One Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Auth. Sign.



Since 1989

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

An ISO 9001 : 2015 Certified Company

