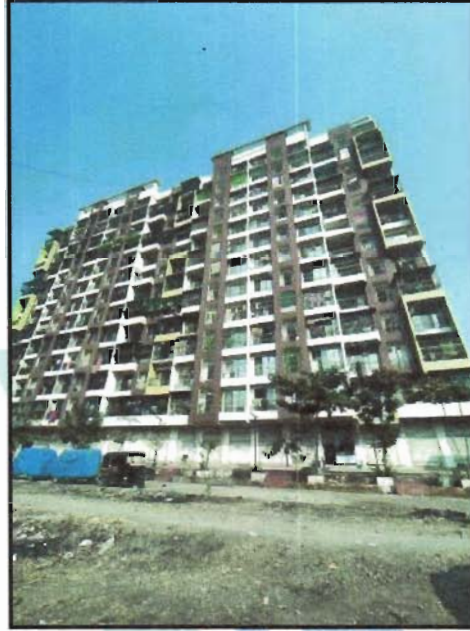


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Jyotsana Dhanji Purabiya & Mr. Dhanji Chelabhai Purabiya**

Residential Flat No. 205, 2nd Floor, Building No 5, Wing - A, "**Arpan Residency**", Village - Nilemore,
Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India.

Latitude Longitude : 19°25'42.7"N 72°48'58.4"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, State - Maharashtra, Country - India



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

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 21

Vastu/Mumbai/02/2025/014199/2310517

12/6-167-JAV

Date: 12.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 205, 2nd Floor, Building No 5, Wing - A, "**Arpan Residency**", Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India belongs to **Mrs. Jyotsana Dhanji Purabiya & Mr. Dhanji Chelabhai Purabiya**.

Boundaries of the property

North : Open Plot
South : Internal Road (Nile More Road)
East : Shivaji Nagar Road & Railway Track
West : Green Heights Apartment

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 **₹ 28,55,200.00 (Rupees Twenty Eight Lakhs Fifty Five Thousands Two Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.12 13:49:48 +05'30'

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

Regd. Office

B1-001, 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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Residential Flat No. 205, 2nd Floor, Building No 5, Wing - A, "Arpan Residency", Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, 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 12.02.2025 for Bank Loan Purpose.
1	Date of inspection	08.02.2025
3	Name of the owner / owners	Mrs. Jyotsana Dhanji Purabiya & Mr. Dhanji Chelabhai Purabiya
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. 205, 2 nd Floor, Building No 5, Wing - A, "Arpan Residency", Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India. Contact Person : Mrs. Jyotsana Dhanji Purabiya (Owner) Contact No. 9833318231
6	Location, Street, ward no	Village - Nilemore, District - Palghar
7	Survey / Plot No. of land	Village - Nilemore New Survey No - 278(pt)
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. = 401.23 (Area as per Site measurement) Carpet Area in Sq. Ft. = 332.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 365.20 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Nilemore, Taluka - Vasai, District - Palghar, Pin - PIN - 401 203
14	If freehold or leasehold land	Freehold.
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. Jyotsana Dhanji Purabiya
	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 VVMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Jyotsana Dhanji Purabiya
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,900.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2022 (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, Vile Parle (East) Branch Branch to assess Fair Market Value as on 12.02.2025 for Residential Flat No. 205, 2nd Floor, Building No 5, Wing - A, "**Arpan Residency**", Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India belongs to **Mrs. Jyotsana Dhanji Purabiya**.

We are in receipt of the following documents:

1)	Copy of Occupancy Certificate No. VVCMC/TP/OC/VP-0041/55/2022-23 Dated 27.06.2022 issued by Vasai Virar City Municipal Corporation.
2)	Copy of Agreement for sale Registration No. 7078/2021 between Akash Developers(The Promoter) And Mrs. Jyotsana Dhanji Purabiya & Mr. Dhanji Chelabhai Purabiya(The Allottee)21/05/2021.
3)	Copy of Revised Development Permission Document No. VVCMC/TP/RDP/VP-0041/268/2019-20 Dated 31.12.2019 issued by Vasai Virar City Municipal Corporation.
4)	Copy of RERA Certificate No. P990000538 Dated 10.01.2022.

Location

The said building is located at Village - Nilemore, Taluka - Vasai, District - Palghar, PIN - 401 203. The property falls in Residential Zone. It is at a traveling distance 2.4 km. from Nallasopara Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. Basement Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. + Flowerbed + Dry Balcony & Balcony Area(i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 12th February 2025



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The Carpet Area of the Residential Flat	:	332.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2022 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	3 Years
Cost of Construction	:	365.20 Sq. Ft. X ₹ 2,500.00 = ₹ 9,13,000.00
Depreciation $\{(100 -) \times (3 / 60)\}$:	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	:	₹ 62,000/- per Sq. M. i.e, ₹ 5,760/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	332.00 Sq. Ft. X ₹ 8,600 = ₹28,55,200
Total Value of property as on 12th February 2025	:	₹28,55,200.00

(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 12th February 2025	:	₹ 28,55,200.00 - ₹ 0.00 = ₹ 28,55,200.00
Total Value of the property	:	₹ 28,55,200.00
The realizable value of the property	:	₹25,69,680.00
Distress value of the property	:	₹22,84,160.00
Insurable value of the property (365.20 X 2,500.00)	:	₹9,13,000.00
Guideline value of the property (365.20 X 7560.00)	:	₹27,60,912.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 205, 2nd Floor, Building No 5, Wing - A, "**Arpan Residency**", Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India for this particular purpose at **₹ 28,55,200.00 (Rupees Twenty Eight Lakhs Fifty Five Thousands Two Hundred Only)** as on 12th February 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th February 2025** is **₹ 28,55,200.00 (Rupees Twenty Eight Lakhs Fifty Five Thousands Two Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.



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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	: Part Ground + Part 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 2 nd Floor
3	Year of construction	: 2022 (As per occupancy certificate)
4	Estimated future life	: 57 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All-external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified tiles flooring.
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

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.		:	Superior White
17	Compound wall Height and length Type of construction		:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		:	2 Lifts
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC Tank on Terrace
21	Pumps- no. and their horse power		:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		:	Connected to Municipal Sewerage System

Actual Site Photographs



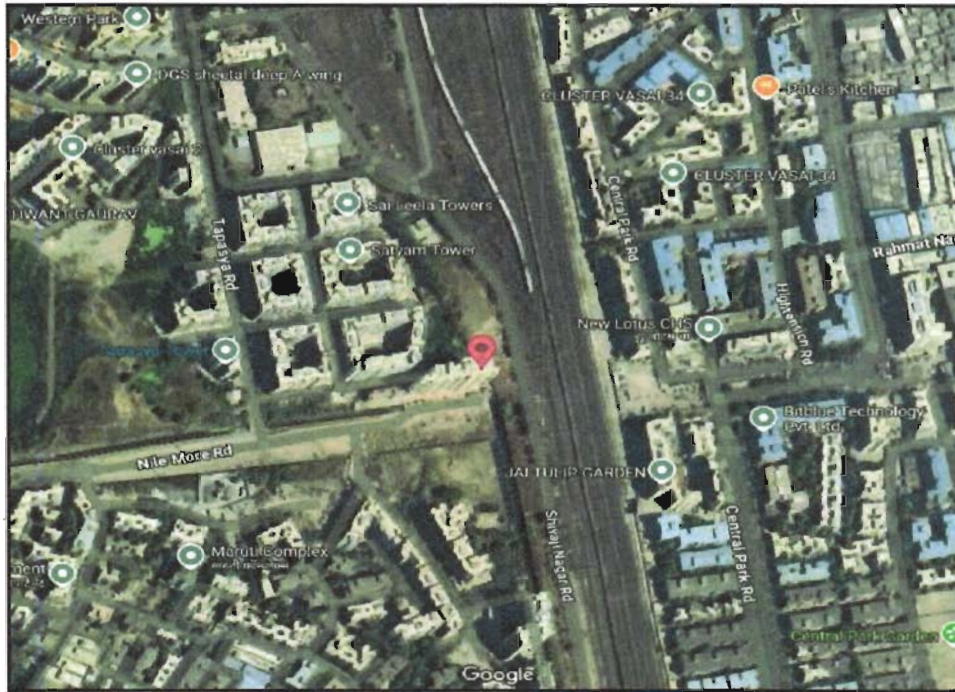
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Route Map of the property



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



Longitude Latitude: 19°25'42.7"N 72°48'58.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nallasopara - 2.4 km.).




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Ready Reckoner Rate



Department of Registration and Stamp
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



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

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

Year 2024-2025 Language English

Selected District Palghar

Select Taluka Vasai

Select Village Mauje (Gav) Nilemore(Vasai Virar Shaha

Search By Survey No. SubZones

Enter Survey No 278 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
7- सभाव्य त्रिनशेतीच्या जमिन	18200	62000	71600	78100	71600	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	62000			
No Increase/Decrease On Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	62,000.00	Sq. Mtr.	5,760.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	-			
The difference between land rate and building rate(A-B=C)	-			
Percentage after Depreciation as per table(D)	-			
Rate to be adopted after considering depreciation [B + (C X D)]	62,000.00	Sq. Mtr.	5,760.00	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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	370.00	407.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,432.00	₹7,666.00	-

99acres Buy - Enter Locality / Project / Society / Landmark

Post property **FREE**

Property: Beyond Mira Road > Flats in Beyond Mira Road > Flats in Nalasopara > East in Morya Nagar > 1 BHK Flats in Morya Nagar (21 to 22 Lakh) Posted on Jan 23, 2025 | Ready to move

₹31.2 Lac @ 5,473 per sq. ft. **1BHK 1Bath** **Contact Dealer FREE**

Estimated EMI ₹24,920 Flat/Apartment for Sale **Shortlist**

DGS Sheetal Deep Complex, Morya Nagar, Nalasopara, Mumbai

REGA STATUS REGISTERED Registration No. P99000010407 Website: https://maharaja.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Society Reviews Recommendations >

Videos (1) **Property (8)** **Society (13)**

- Area**: Built Up area: 570 sq. ft. Carpet area: 370 sq. ft.
- Configuration**: 1 Bedroom, 1 Bathroom, 3+ Balconies
- Price**: ₹31.2 Lac + Govt Charges & Tax @ 5,473 per sq. ft.
- Address**: DGS Sheetal Deep Complex, Morya Nagar, Nalasopara, Mumbai
- Floor Number**: 15th of 15 Floors
- Facing**: East
- Overlooking**: Others
- Property Age**: 1 to 5 Year Old

Places nearby Morya Nagar, Nalasopara, Mumbai **View All (50)**

Shree Shree Kalimata Mandir State bank of india ATM Riddhi Vinayak Multispeciality Hospital Gupta Clinic Man

Why you should consider this property?



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Price Indicators

Property	Flat		
Source	HousingCom		
Floor	-		
	Carpet	Built Up	Saleable
Area	365.00	401.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,041.00	₹8,219.00	-

HOUSING.COM Buy In Mumbai

Nalasopara West

Download App List Property Saved

15 more

400.00 sq.ft [convert unit](#)
Built Up Area

₹8.25 K/sq.ft
Avg. Price

1 BHK
Configuration

25th Nov, 2026
Possession status

12 of 22
Floor

Semi Furnished
Furnishing

OVERVIEW PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A CALCULATOR

Property Location: **Dhananjay Hill View, Morya Nagar, Nalasopara West, Nala Sopara**

Around This Property

- School: Rahul International School (RIS) Patankar Park... 1 min (11km)
- Hospital: Vijayalaxmi Hospital - Maternity, Surgical &... 3 mins (2.3 km)

View more on Maps

Property Overview

Project Name Dhananjay Hill View	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹33.0 L	Carpet Area 365 sq.ft
Bedrooms 1	Bathrooms 2
Parking 1 Open Parking	Balcony 2

Are you a Real Estate Agent?*

Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later

Share



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	370.00	407.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,189.00	₹8,354.00	-

99acres
Buy > Enter Locality / Project / Society / Landmark
Post property FREE

Mumbai > Property > Beyond Mra Road > Flats > Beyond Mra Road > Flats in Nalasopara > Flats in Nalasopara West > 1 BHK Flats in Nalasopara West > 30 to 35 Lakh

Posted on Feb 07, 2025 | Ready to move

₹34 Lac

@ ₹6,017 per sq.ft.

Estimated EMI ₹27,156

1BHK 1Bath

Flat/Apartment for Sale

- Sai Leela Tower, Nalasopara West, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS: NOT AVAILABLE website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (15)

Photos (1/15)

Area

Super Built up area 565 sq.ft. (12.28 sq.m)

Carpet area: 365 sq.ft. (3.38 sq.m)

Price

₹34 Lac

@ 6,017 per sq.ft. (All Inclusive, Negotiable)

Floor Number

4th of 7 Floors

Configuration

1 Bedroom , 1 Bathroom, 3 Balconies

Address

Sai Leela Tower
Nalasopara West, Mumbai

Property Age

5 to 10 Year Old

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Fitness Center/ Gym
Close to Railway Station
Natural Light
Airy Rooms
Parking Available

Modular Kitchen
Club/ Community Center
False Ceiling Lighting
Semi-Furnished

Transaction Type: Resale

Water Source: Municipal corporation

Property Ownership: Co-operative S...

Power Backup: None

Furnishing: Semifurnished

Parking: 2 Open

Property Code: KB0112643
www.99acres.com/KB0112643

About Property

Address: Sai Leela Tower, D/402, Bldg No 7, Vinay Complex, Near Ravi Yard, Morya Nagar, Nalasopara West, Nalasopara West, Mumbai

Morning sun rise view, enjoy the view sipping a cup of tea in the balcony, plenty of air and light.
What more - Positive vibes when you enter the house.
A budgeted house you will like to own.



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Vastukala Consultants (I) Pvt. Ltd.

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	360.00	396.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,778.00	₹7,071.00	-

2/10/25, 10:34 AM		Gr_646	
646350	सूची क्र.2		दुय्यम निबंधक : सह दु.नि.वसई 3
04-02-2025			दस्त क्रमांक : 646/2025
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी . Regn:63m	
गावाचे नाव : निळेमोरे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीबदला	2800000		
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2222000		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र.703,सातवा मजला,बिल्डिंग नं.9,सी विंग,शितल दिप कॉ ऑप हौसिंग सो लि.,विवा स्वास्तिक टाऊनशिप,गाव निळेमोरे,नालासोपारा पश्चिम,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्रफळ 33.46 चौ.मी.कार्पेट (Survey Number : S No.242 (Old S No.149) H No.-,S No.247. H No.Part, S No.248 H No.-, S No.249. H No. Part ;)		
(5) क्षेत्रफळ	33.46 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तऐवज करुन देणा.या पक्षकाराचे ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव.-गणेश डी परमार वय:-38 पत्ता:-प्लॉट नं. झोपडी नं.140, माळा नं. - इमारतीचे नाव: सेंट्रल रेल्वे लोकेशेड, ब्लॉक नं: शिवदास चापसी रोड,माझगाव, रोड नं: मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400010 पॅन नं:-APPPP348 3J 2): नाव.-नंदा दत्तपत परमार वय:-59 पत्ता:-प्लॉट नं. झोपडी नं.140, माळा नं. - इमारतीचे नाव: सेंट्रल रेल्वे लोकेशेड, ब्लॉक नं: शिवदास चापसी रोड,माझगाव, रोड नं: मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400010 पॅन नं:-APIPP6642J		
(8) दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-विनोद कुमार यादव वय:-33 पत्ता:-प्लॉट नं. 150, माळा नं. - इमारतीचे नाव: - ब्लॉक नं. हनुमान नगर,बरीगाव,बदलपुर,महाराष्ट्र, रोड नं: जौनपूर, उत्तर प्रदेश, जौनपुर, पिन कोड:-222165 पॅन नं:-A5C1PY0206D		
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/01/2025		
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2025		
(11) अनुक्रमांक, खंड व पृष्ठ	646/2025		
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	196000		
(13) बाजारभावप्रमाणे नोंदणी शुल्क	28000		
(14) शीरा			
मुल्यांकनासाठी विवारात घेतलेला नमूना			

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	5th Floor		
	Carpet	Built Up	Saleable
Area	533.00	586.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,255.00	₹7,505.00	-

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.वसई 3
219350		दस्त क्रमांक : 219/2025
03-02-2025		नोंदणी :
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		Regn.63m
गावाचे नाव : निळेमोरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदस्ता	4400000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4382000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक,असल्यास)	1) घालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: बी/504,बी विंग, माळा नं: पाचवा मजला, इमारतीचे नाव: श्री सिद्धी विनायक टॉवर को-ऑप.हो.सो.लि., ब्लॉक नं: बिल्डींग नं. 1, इतर माहिती: सदनिकेचे क्षेत्र 58.64 चौ.मी. रेरा कारपेट,गाव मौजे निळेमोरे,विभाग क्र. 6,(31 मार्च 2021 चे शासन आदेशानुसार या दस्तऐवजास महिला खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे)((Survey Number : 11,12,13,16 ;))	
(5) क्षेत्रफळ	70.36 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:-धनंजय राजाराम राजूत लॉफे कु.मु. श्रीकांत शशिकान्त वव्हाण वय:-49 पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: धनंजय सुप ऑफीस, ब्लॉक नं: - , रोड नं: हेमाली हॉल जवळ, निळेमोरे, नारासोपारा प., तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 फॅन नं:-AAOPR9071J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्वी दीपक शावडेकर वय:-24, पत्ता:-प्लॉट नं: सी 206, माळा नं: - , इमारतीचे नाव: ओम त्रिमूर्ती को-ऑप.हो.सो., ब्लॉक नं: - , रोड नं: सेंट्रल पार्क, पेट्रोल पंप समोर, नारासोपारा पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 फॅन नं:-LAQPS6582Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2025	
(10) दस्त नोंदणी, केल्याचा दिनांक	03/01/2025	
(11) अनुक्रमांक,खंड व पृष्ठ	219/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनसाठी विचारत 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 **12th 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 **₹ 28,55,200.00 (Rupees Twenty Eight Lakhs Fifty Five Thousands Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.12 13:50:11 +05'30'

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

