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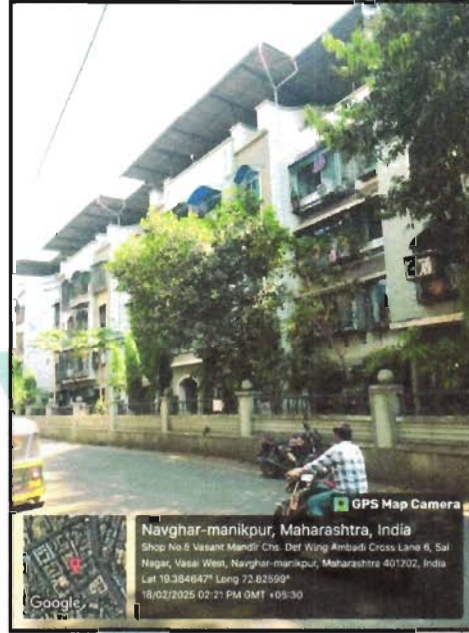
MSME Reg No: UDYAM-MH-18-0083617

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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. Jitendra Gangaram Ayare**

Residential Flat No. A/4, Ground Floor, Wing - A, "**Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.**", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India.

Latitude Longitude : 19°23'4.7"N 72°49'34.4"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 :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
| 📍 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**

🌐 **www.vastukala.co.in**

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/4, Ground Floor, Wing - A, "**Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.**", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India belongs to **Mr. Jitendra Gangaram Ayare.**

Boundaries of the property

North : Cross Lane Number 6  
South : Internal Road & Garden  
East : B & C Wing of Vasant Karishma Shantivan CHSL  
West : Kamvan Vasant Karishma CHSL

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 **₹ 55,34,250.00 (Rupees Fifty Five Lakhs Thirty Four 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.**

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.22 14:04:58 +05'30'

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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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. A/4, Ground Floor, Wing - A, "Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, 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 22.02.2025 for Housing Loan Purpose.
1	Date of inspection	18.02.2025
3	Name of the owner / owners	<b>Mr. Jitendra Gangaram Ayare</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 Flat No. A/4, Ground Floor, Wing - A, "Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India. <b>Contact Person :</b> Mr. Jitendra Gangaram Ayare (Owner) Contact No. 9324089240
6	Location, Street, ward no	Ambadi Road Village - Navghar & Diwanman, District - Palghar
7	Survey / Plot No. of land	Village - Navghar & Diwanman New Survey No - 13, 16 & 18
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>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 438.61</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 423.24</b> <b>Dry Area in Sq. Ft. = 15.37</b>  <b>Built Up Area in Sq. Ft. = 500.00</b> <b>(Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Pin - PIN - 401 202
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. Jitendra Gangaram Ayare
	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 CIDCO norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Jitendra Gangaram Ayare
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	13,000.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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 flat in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1998 (As Per Part 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> At the time of visit, The residential flat used as commercial purpose.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, VASAI (WEST) BRANCH to assess Fair Market Value as on 22.02.2025 for Residential Flat No. A/4, Ground Floor, Wing - A, "**Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.**", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India belongs to **Mr. Jitendra Gangaram Ayare.**

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

1)	Copy of Agreement for sale Registration No. 158/2021 Dated 31.12.2020 between Mr. Jignesh Dhanesh Fifadra(The Transferor) And Mr. Jitendra Gangaram Ayare(The Transferee).
2)	Copy of Part Occupancy Certificate No. CIDCO/VVSR/BP-785/W Dated 04.12.1998 issued by City and Industrial Development Corp Of Maharashtra Ltd..
3)	Copy of Commencement Certificate No. CIDCO/VVSR/BP-783/II/2306 Dated 18.02.1993 issued by City and Industrial Development Corp Of Maharashtra Ltd..
4)	Copy of Electricity Bill Consumer No. 001690506455 Dated 21.01.2025.
5)	Copy of Maintenance Bill Document No.436 Dated 31.01.2025 in the name of Mr. Jeetendra Ayare issued by Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd..

### Location

The said building is located at Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, PIN - 401 202. The property falls in Residential Zone. It is at a traveling distance 900m from Vasai Road Railway Station.

### Building

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



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6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage.+ Dry Area (The residential flat used as commercial purpose,) This Residential Flat is Vinyl Flooring / Carpet, 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 22nd February 2025

The Built Up Area of the Residential Flat	:	500.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1998 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building	:	27 Years
Cost of Construction	:	500.00 Sq. Ft. X ₹ 2,300.00 = ₹ 11,50,000.00
Depreciation $\{(100 - 10) \times (27 / 60)\}$	:	40.50%
Amount of depreciation	:	₹ 4,65,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,100/- per Sq. M. i.e. ₹ 6,141/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 53,110/- per Sq. M. i.e. ₹ 4,934/- per Sq. Ft.
Value of property	:	500.00 Sq. Ft. X ₹ 12,000 = ₹60,00,000
Total Value of property as on 22nd February 2025	:	₹60,00,000.00

(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 22nd February 2025	:	₹ 60,00,000.00 - ₹ 4,65,750.00 = ₹ 55,34,250.00
Total Value of the property	:	₹ 55,34,250.00
The realizable value of the property	:	₹49,80,825.00
Distress value of the property	:	₹44,27,400.00
Insurable value of the property (500.00 X 2,300.00)	:	₹11,50,000.00
Guideline value of the property (500.00 X 4934.00)	:	₹24,67,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/4, Ground Floor, Wing - A, "Vasant Karishma Shantivan Co-op. Hsg. Soc. Ltd.", Vasant Karishma Complex, Ambadi Road, Village - Navghar & Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India for this particular purpose at ₹ 55,34,250.00 (Rupees Fifty Five Lakhs Thirty Four Thousands Two Hundred And Fifty Only) as on



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22nd 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 **22nd February 2025** is **₹ 55,34,250.00 (Rupees Fifty Five Lakhs Thirty Four 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

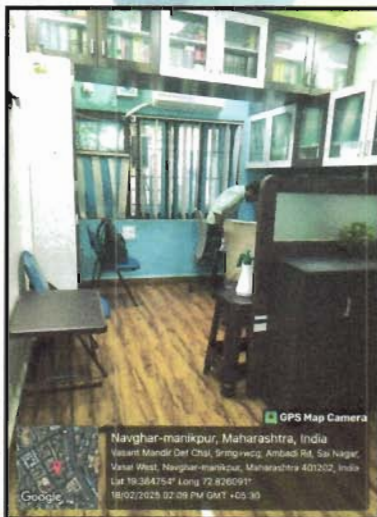
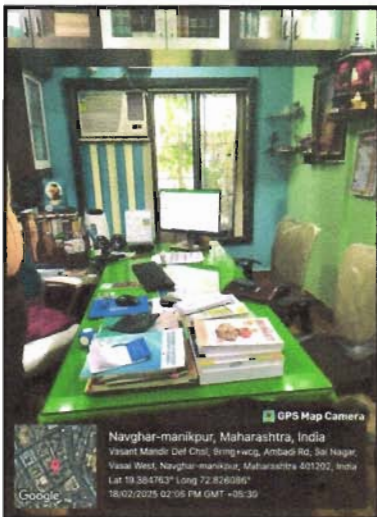
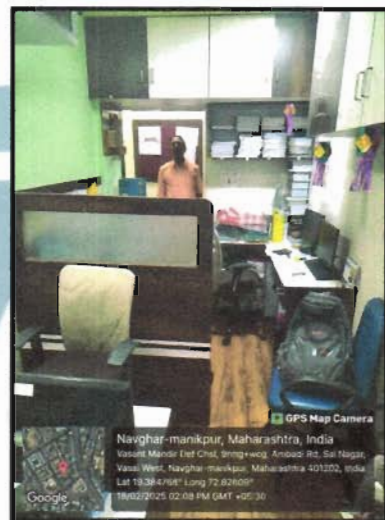
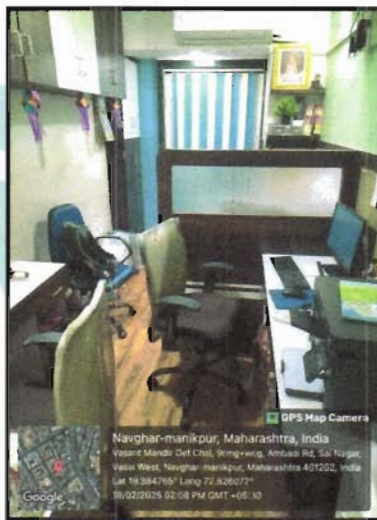
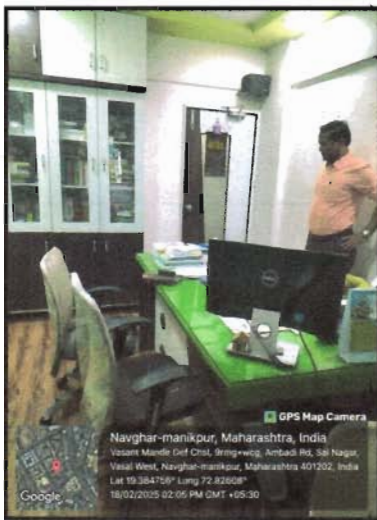
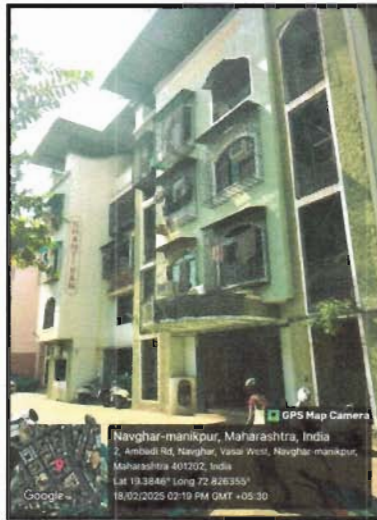
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 1998 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 33 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	: Vinyl Flooring / Carpet.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: Not Provided
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



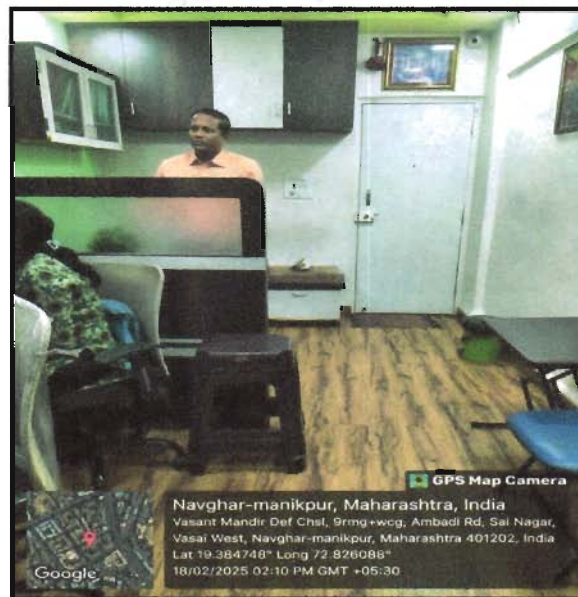
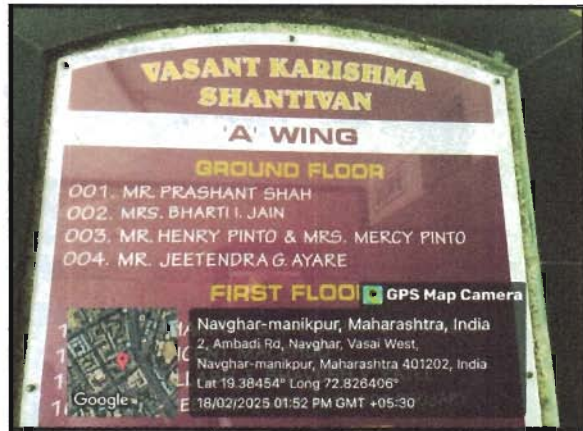
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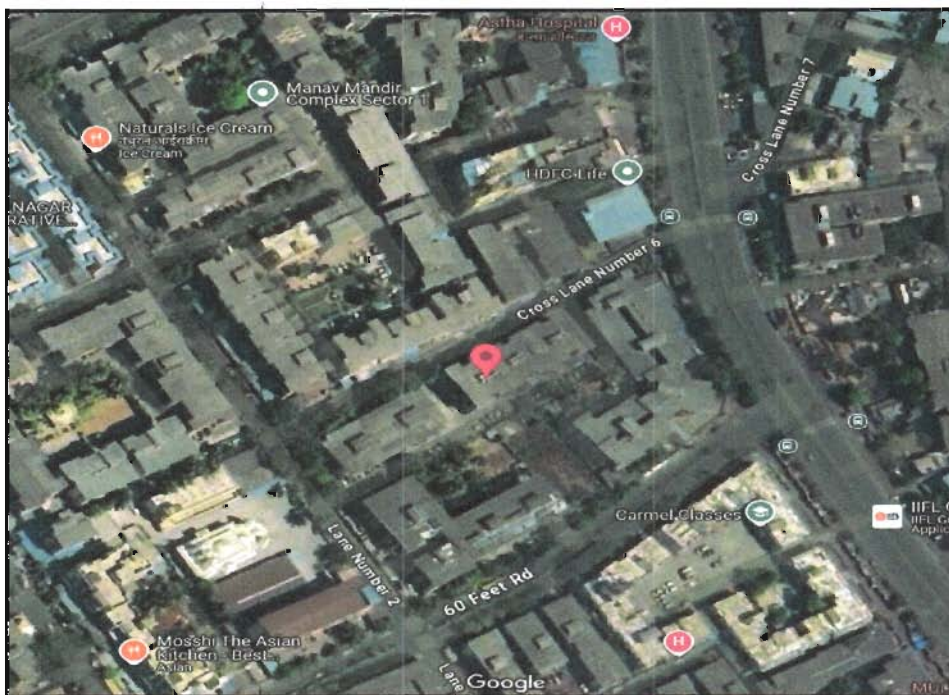
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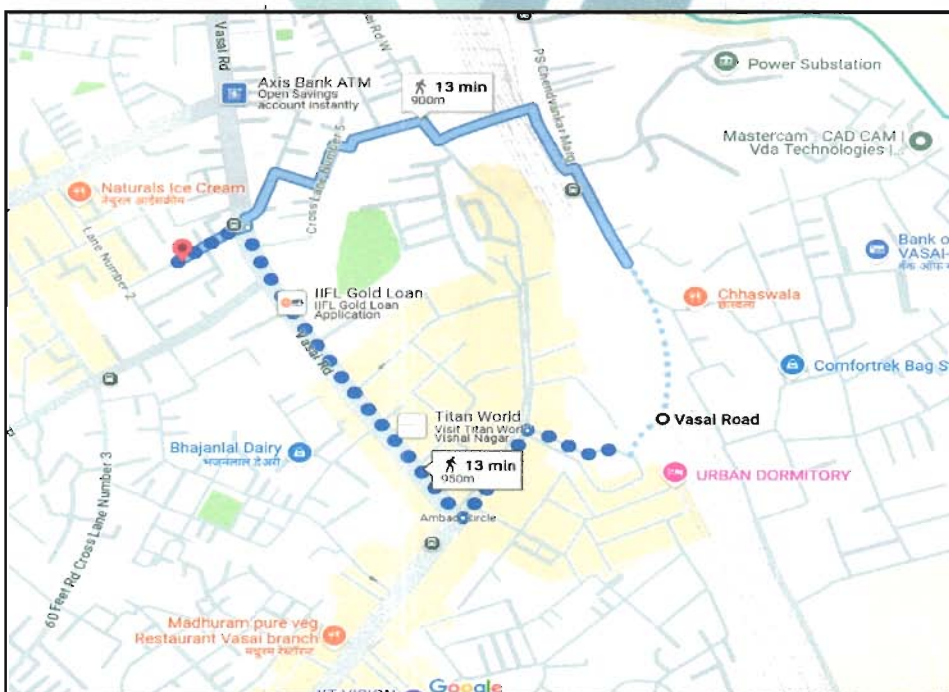
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°23'4.7"N 72°49'34.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vasai Road - 900m).




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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 )

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Year: 2024-2025 Language: English

Selected District: **Palghar**

Select Taluka: **Vasai**

Select Village: **Mauje Diwanman (9) ( Vasai Virar Shahar Ma**

Search By:  Survey No.  SubZones

Enter Survey No: **18** Search

उपविभाग	खुसी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
2- अधिकृत बिनशेती झालेल्या जमिन	17990	66100	75900	81000	75900	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	66100			
No Increase onFlat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>66,100.00</b>	<b>Sq. Mtr.</b>	<b>6,141.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	17990			
The difference between land rate and building rate(A-B=C)	48,110.00			
Percentage after Depreciation as per table(D)	27%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>53,110.00</b>	<b>Sq. Mtr.</b>	<b>4,934.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%



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e)	Fourth Floor and above	80%
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**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	Ambadi Road, Vasai West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	470.83	565.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,743.00	₹10,619.00	-

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Sign up
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**1 BHK Flat in Vishwakarma Nagar Vasai West Fo...**

SBI Bank, Ambadi Road, 60 feet road, Market, Parlor, Doctor cli...

₹ 60 Lacs

Negotiable

₹ 34,388/Month

Estimated EMI

565

Sq. Ft

Need Home Loan?

Apply Loan

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

Photos
Location

+6

**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**NA**

Bedroom

**Car**

Parking

**Feb 11, 2025**

Posted On

**Immediately**

Possession

**Vishwakarma Naga...**

Apartment

**None**

Power Backup

Contact

Schedule Visit

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

**Overview**

Age of Building >10 Years

Maintenance Charges ₹2.1 Per Sq.Ft/M

Builtup Area 365 Sq.Ft

Ownership Type Self Owned

Flooring NA

Furnishing Status Fully Furnished

**Activity On This Property**

👁️ 29

Unique Views

♥️ 1

Shortlists

🗨️ 0

Contacted

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**Sale Trend in mumbai**

Nearby: UCO Bank Global City Fitness Villa KT VISION Carnival Cinemas

RAJHANS DREAMS EMERALD TOPAZ

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## Price Indicators

Property	Arnbadi Road, Vasai West		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	475.00	570.00	635.00
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹14,737.00	₹12,281.00	₹11,024.00



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**1 BHK Flat In Khokani Bhavan For Sale In Vasai West**

Vasai Station Road,Vasai Railway Station Rd, Navghar-Manikpur, Vas...

**₹ 70 Lacs** Negotiable

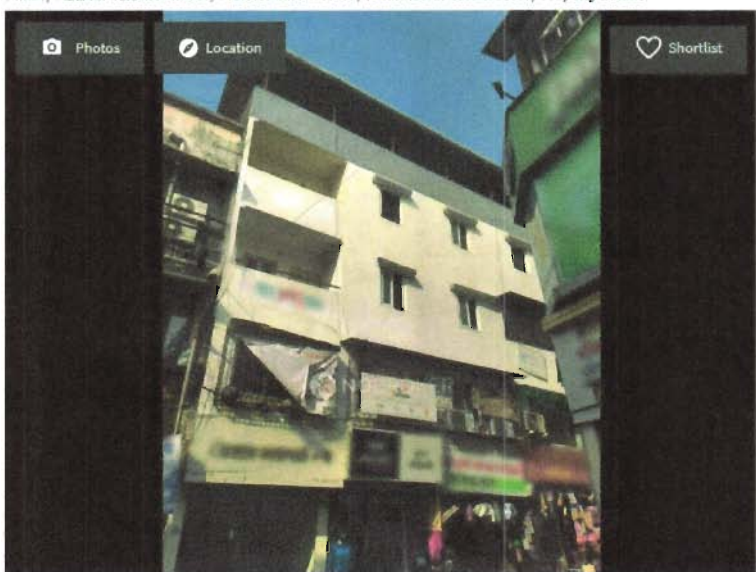
**₹ 40,120/Month** Estimated EMI

**635** Sq.Ft

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

Photos
Location
Shortlist



- 1 Bedroom**  
No. of Bedroom
- 2 Bathroom**  
No. of Bathroom
- 1**  
Balcony
- None**  
Parking

- Feb 15, 2025**  
Posted On
- Immediately**  
Possession
- Khokani Bhavan**  
Apartment
- None**  
Power Backup

Get Owner Details

Report

Report what was not correct in this property

Listed by Broker

Sold Out


Wrong info


Nearby: UCD Bank Global City Fitness Villa Platinum Hospital Vasai Miraj Cinemas Fun Fiesta


**Overview**

- Age of Building >10 Years
- Maintenance Charges ₹3.1 Per Sq.Ft/M
- Builtup Area 635 Sq.Ft
- Ownership Type Self Owned
- Flooring Mosaic
- Carpet Area 475 Sq.Ft

**Activity On This Property**


 **22**  
Unique Views


 **0**  
Shortlists

 **0**  
Contacted

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**Sale Trend in mumbai**






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Chartered Engineers (I)  
TVV Category  
L1000  
MH2010 P1201

## Sale Instances

Property	Ambadi Road, Vasai West		
Source	Index no.2		
Floor	2nd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	445.83	535.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,439.00	₹9,533.00	-

21/02/2025, 20:28		igr_15183	
1518379 23-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र 2</b>	
		दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 15183/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : दिवाणमान</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) नोंददला	5100000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3287000		
(4) भू. मापन, पोटहिरना व धरक्रमांक असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: गाव मोजे दिवाणमान येथील सर्वे क्र. 17/1(पी), 17/2(पी), 17/6, 17/7(पी), 18/1(पी), 20/5(पी), 20/6 व 20/10(पी), वरील सदनिका क्र. के-2/205, दुसरा मजला, जयराज नगर को-ओप. हौ. सो. ली., मानव मंदिर कॉम्प्लेक्स, अंबाडी रोड, वसई रोड प. 401202 (क्षेत्र 535 चौ. फुट सुपर बिल्टअप) ( ( Survey Number : 17/1(P), 17/2(P), 17/6, 17/7(P), 18/1(P), 20/5(P), 20/6 & 20/10(P) : ) )		
(5) क्षेत्रफळ	49.72 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असोत तेव्हा.			
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दयाकृष्णा आर. विशानानी वय:- 58 पत्ता:- प्लॉट नं: के-2/205, माळा नं: दुसरा मजला, इमारतीचे नाव: जयराज नगर को-ओप. हौ. सो. ली., ब्लॉक नं: -, रोड नं: मानव मंदिर कॉम्प्लेक्स, अंबाडी रोड, वसई रोड प., महाराष्ट्र, ठाणे. पिन कोड:- 401202 पॅन नं:- AGKPV7965K		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनोज भद्र वय:- 34; पत्ता:- प्लॉट नं: सी-302, माळा नं: -, इमारतीचे नाव: अनंत आश्रय फेज 1, ब्लॉक नं: -, रोड नं: आंबोळे क्राँच रोड, नालासोपारा पु., महाराष्ट्र, ठाणे. पिन कोड:- 401209 पॅन नं:- BLXPB985KE 2): नाव:- उमा जोशी वय:- 31; पत्ता:- प्लॉट नं: सी-302, माळा नं: -, इमारतीचे नाव: अनंत आश्रय फेज 1, ब्लॉक नं: -, रोड नं: आंबोळे क्राँच रोड, नालासोपारा पु., महाराष्ट्र, ठाणे. पिन कोड:- 401209 पॅन नं:- AWCPJ6353P		
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	04/11/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	15183/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	357000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## Sale Instances

Property	Ambadi Road, Vasai West		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	458.33	550.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-

21/02/2025, 20:31		37_7994	
799479	<b>सूची क्र.2</b>	द्वयमनिबंधक : दु.नि. वसाई ।	
17-06-2024		दस्त क्रमांक : 7994/2024	
Note:-Generated Through eSearch Module,For original report please contact concerned SRO office.		नोदणी :	
		Regn:63m	
<b>गावाचे नाव : नवघर</b>			
(1)वित्तखाचा प्रकार	करारनामा		
(2)मोबदला	5500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3027000		
(4) भू.मामन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्गन : इतर माहिती: गाव मोजे नवघर येथील सर्वे क्र.16,हिस्सा नं.3(पी)वरील सदनिका क्र.107,पहिला मजला,विश्वकर्मा नगर फेज-1 बिल्डिंग नं.5 को-ओप.हा.सो.ली,अंबाडी रोड,नवघर,वसाई रोड प 401202(क्षेत्र 550 चौ. फुट बिल्टअप)शासन आदेश क्र.मुद्रांक 2021/अनै.स. क्र. 12/प्र.क्र.107/म-1(धीरण)दिनांक 31/03/2021 अन्वये महिलाना 1% मुद्रांक शुल्क माफी( ( Survey Number : 16 ; ) )		
(5) क्षेत्रफळ	51.11 चौ मीटर		
(6)आकारणी किंवा जुडी देण्यात असत तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चेतन पी. मेहता वय:-55 पत्ता:-प्लॉट नं. ए/403, माळा नं. - इमारतीचे नाव: स्टार क्लासिक बिल्डिंग, ब्लॉक नं: बुलना-भाबोला रोड , रोड नं: वसाई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AMCPM3321Q 2): नाव:-फाल्गुनी चेतन मेहता वय:-52 पत्ता:-प्लॉट नं. ए/403, माळा नं. - इमारतीचे नाव: स्टार क्लासिक बिल्डिंग, ब्लॉक नं: बुलना-भाबोला रोड, रोड नं: वसाई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AFPPM2562R		
(8)दस्तऐवज करून घेणाऱ्या पक्षकराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वरूपा स्वप्निल कोरिया वय:-35; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सोजवाल, ब्लॉक नं: केदार, नंदाखल, फ बाज मार्ग, खोपराड, आगाशी , रोड नं: विरार , महाराष्ट्र, ठाणे. पिन कोड:-401301 पॅन नं:-ALVPA4142R		
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	7994/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	330000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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.



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## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 55,34,250.00 (Rupees Fifty Five Lakhs Thirty Four Thousands Two Hundred And Fifty 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: 2025.02.22 14:05:09 +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



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