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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Prachiti Prashant Kadam**

Residential Flat No. A/ 203, 2nd Floor, "**Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd.**", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, State - Maharashtra, India.

Latitude Longitude : 19°24'51.3"N 72°48'37.2"E

Intended User:

**Cosmos Bank
Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097

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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/ 203, 2nd Floor, "Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd. ", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, State - Maharashtra, India belongs to **Mrs. Prachiti Prashant Kadam**.

Boundaries of the property

North	: Sai Mandir Road
South	: Under Construction Building
East	: Sarswati Apartment
West	: Internal Road & Yash Kirti High School

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 **₹ 29,16,187.00 (Rupees Twenty Nine Lakhs Sixteen Thousands One Hundred And Eighty Seven Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Residential Flat No. A/ 203, 2nd Floor, "**Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd.**", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, 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 13.03.2025 for Housing Loan Purpose.
1	Date of inspection	11.03.2025
3	Name of the owner / owners	Mrs. Prachiti Prashant Kadam
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. A/ 203, 2 nd Floor, " Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd. ", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, State - Maharashtra, India. Contact Person : Suman Pandey (Tenant) Contact No. 8082026144
6	Location, Street, ward no	Hanuman Nagar Village - Nilemore, Nallasopara (West) District - Palghar
7	Survey / Plot No. of land	Village - Nilemore, Plot No - 7 to 17 New Survey No - 122/1, 124
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. = 370.53 (Area as per Site measurement) Built Up Area in Sq. Ft. = 515.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Nilemore, Nallasopara (West) Taluka - Vasai, District - Palghar, Pin - Pin - 411203



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14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Suman Pandey
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Suman Pandey
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (Present rental income per month)
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential flat in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess Fair Market Value as on 13.03.2025 for Residential Flat No. A/ 203, 2nd Floor, "Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd.", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, State - Maharashtra, India belongs to **Mrs. Prachiti Prashant Kadam.**

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.5180/2025 Dated 04.03.2025 between Mr. U. B. Mishra(The Transferor) And Mrs. Prachiti Prashant Kadam(The Transferee).
2)	Copy of Commencement Certificate No.CIDCO / VVSR / CC / BP 3492 / W/ 1978 Dated 08.06.2005 issued by CIDCO.
3)	Copy of Part Occupancy Certificate No.CIDCO / VVSR / poc / BP 3497 / W/ 1957 Dated 22.07.2008 issued by CIDCO.

Location

The said building is located at bearing Plot No - 7 to 17 in Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203. The property falls in Residential Zone. It is at a traveling distance 1.4 Km from Nalla Sopara 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 6" Thk. Brick Masonry walls. The external condition of building is normal. The building is used for Residential purpose. 2nd Floor is having 6 Residential Flat. The building is without lift.

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 + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th March 2025

The Built Up Area of the Residential Flat	:	515.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As Per Part Occupancy Certificate)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	515.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,87,500.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$:	25.50%
Amount of depreciation	:	₹ 3,28,312.50
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)	:	₹ 54,554/- per Sq. M. i.e. ₹ 5,068/- per Sq. Ft.
Value of property	:	515.00 Sq. Ft. X ₹ 6,300 = ₹32,44,500
Total Value of property as on 13th March 2025	:	₹32,44,500.00

(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 13th March 2025	:	₹ 32,44,500.00 - ₹ 3,28,312.50 = ₹ 29,16,187.00
Total Value of the property	:	₹ 29,16,187.50
The realizable value of the property	:	₹26,24,569.00
Distress value of the property	:	₹23,32,950.00
Insurable value of the property (515.00 X 2,500.00)	:	₹12,87,500.00
Guideline value of the property (515.00 X 5068.00)	:	₹26,10,020.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/ 203, 2nd Floor, "Shree Ganesh Apartment Co - Op Hsg. Soc. Ltd. ", Plot No. 7 to 17, Hanuman Nagar, Village - Nilemore, Nallasopara (West), Taluka - Vasai, District - Palghar, Pin - 411203, State - Maharashtra, India for this particular purpose at **₹ 29,16,187.00 (Rupees Twenty Nine Lakhs Sixteen Thousands One Hundred And Eighty Seven Only)** as on 13th March 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 **13th March 2025** is **₹ 29,16,187.00 (Rupees Twenty Nine Lakhs Sixteen Thousands One Hundred And Eighty Seven 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 2 nd Floor				
3	Year of construction	: 2008 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 43 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: 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



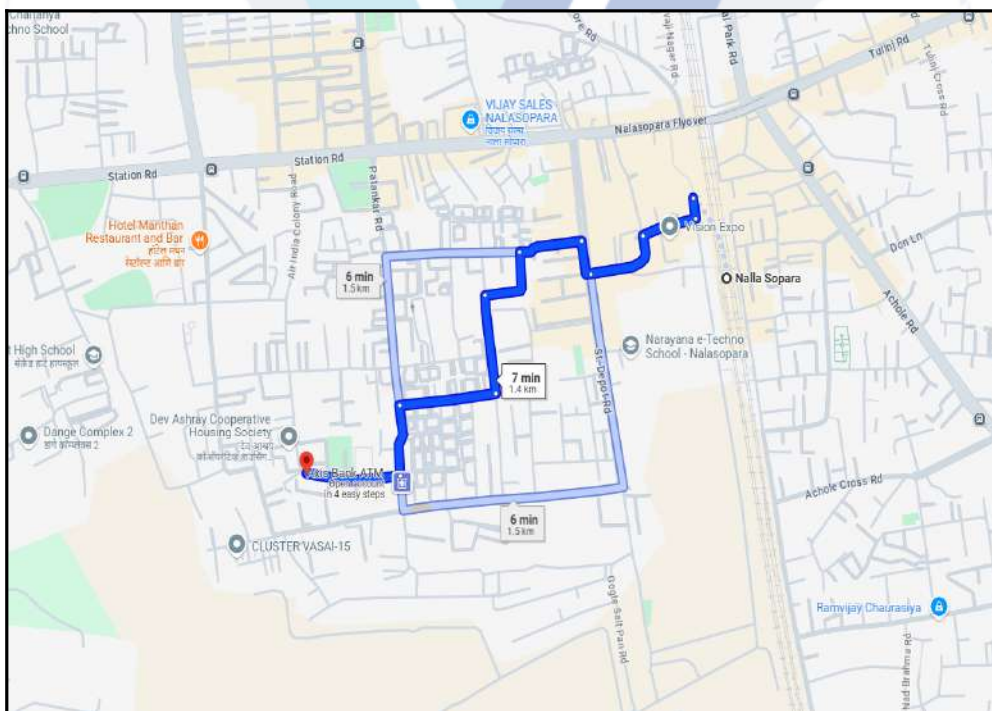
Actual Site Photographs



Route Map of the property





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



Longitude Latitude: 19°24'51.3"N 72°48'37.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nalla Sopara - 1.4 Km).

Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

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

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

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

Stamp Duty Ready Reckoner Market Value Rate for Flat	62000			
Decrease by 10% on Flat Located on 2 nd Floor	6200			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	55,800.00	Sq. Mtr.	5,184.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18200			
The difference between land rate and building rate(A-B=C)	37,600.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	54,554.00	Sq. Mtr.	5,068.00	Sq. Ft.

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%
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




Price Indicators

Property	Panchal Nagar, Nallasopara West		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	254.00	304.80	362.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,020.00	₹9,183.00	₹7,732.00



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Resale

1 BHK Flat In Sky Touch Angel Wings For Sale In Nallasopara West

Near Axis Bank ATM, Panchal Nagar, Nallasopara West, Mumbai.

₹ 27.99 Lacs

Negotiable


₹ 16,042/Month

Estimated EMI v

362

Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Nallasopara / 1bkh Flat for Sale in Nallasopara / Property Details



Nearby: Abhyudaya Co-Operative Bank Ltd | Virar (W) | Intense Fitness Centre | Shubham Lifeline Multipospeciality Hospital | Miraj Cinemas Fun Fiesta

Shortlist

1 Bedroom
No. of Bedroom

Mar 10, 2025
Posted On

2 Bathroom
No. of Bathroom

Mar 10, 2027
Possession

1
Bakery

Sky Touch Angel Wl...
Apartment

Bike and Car
Parking

Full
Power Backup

Contact

Book View

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Request Photos

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Ylurited Tiles
Builtup Area	362 Sq.Ft	Carpet Area	254 Sq.Ft

Activity On This Property

16

Unique Views

0

Shortlists

0

...

Price Indicators

Property	Panchal Nagar, Nallasopara West		
Source	magic bricks		
Floor	1st		
	Carpet	Built Up	Saleable
Area	361.11	433.33	520.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹8,308.00	₹6,923.00	₹5,769.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property in Mumbai > 520 Sq-ft
Posted on: Mar 07, 25 Property ID: 67952653

₹30.0 Lac

EMI - ₹14k | [Get pre-approved loan](#)

Validate Market Price with [PropWorth](#)

520 Sq-ft 1 BHK Flat For Sale in [Panchal Nagar, Mumbai](#)

1 Bed | 1 Bath | Unfurnished

Super Built-Up Area	Floor	Transaction Type
520 sqft	1(Out of 4 Floors)	Resale
₹5,769/sqft		
Status	Furnished Status	Age Of Construction
Ready to Move	Unfurnished	Above 20 years

Contact Owner

Richa -91-XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹30 Lac
Address	Panchal Nagar, Mumbai - Mira Road and Beyond, Maharashtra

Sale Instances

Property	Vimal Residency, Nallasopara West		
Source	Index no.2		
Floor	9th		
	Carpet	Built Up	Saleable
Area	360.00	432.00	504.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,333.00	₹6,944.00	₹5,952.00

13/03/2025, 11:44		igr_5533	
5533350	सूची क्र.2		दुय्यम निबंधक : सह दु.नि.वसई 3
08-03-2025			दस्त क्रमांक : 5533/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी :
			Regn:63m
गावाचे नाव : निळेमोरे			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2222000		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: 904,बी विंग,नववा मजला,विमल रेसीडेन्सी को-ऑप. हौ. सो. लि.,बिल्डींग नं. 6,सेक्टर .3,सदनिकेचे क्षेत्र 40.14 चौ. मी. बिल्टअप,गाव मौजे निळेमोरे,विभाग क्र. 10((Survey Number : 190 ;))		
(5) क्षेत्रफळ	40.14 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:-निलम नितीन शाह वय:-57 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: बी/42, बद्रीनाथ अपार्टमेंट को-ऑप. हौ. सो. लि., ब्लॉक नं: -, रोड नं: सोनीवाडी, शिपोली, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-ACCPS1800L 2): नाव:-नितीन चुनीलाल शाह वय:-58 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: बी/42, बद्रीनाथ अपार्टमेंट को-ऑप. हौ. सो. लि., ब्लॉक नं: -, रोड नं: सोनीवाडी, शिपोली, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AKJPS5051Q		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लालचंद शंकर लाल कुमावत वय:-31; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: खोली क्रमांक 41, सी विंग, ब्लॉक नं: मानसरोवर को. ऑप. हौ. सोसायटी लि., रोड नं: विजय नगर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ARWPC1398L 2): नाव:-मंजु देवी लालचंद कुमावत वय:-35; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: खोली क्रमांक 41, सी विंग, ब्लॉक नं: मानसरोवर को. ऑप. हौ. सोसायटी लि., रोड नं: विजय नगर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-HIZPD9855A		
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/03/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	07/03/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	5533/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Vini Residency, Nallasopara West		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	346.67	416.00	499.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,096.00	₹8,413.00	₹7,011.00

13/03/2025, 12:01	igr_799	
799534	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 5
05-03-2025		दस्त क्रमांक : 799/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : सोपारा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2132000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: गाव मौजे सोपारा,सर्वे नं. 32/अ व 38 अ,हिस्सा नं. 1/2 व 1,विभाग क्र.1,सदनिका क्र,202,दुसरा मजला,बी विंग,विनी रेसिडेन्सी फेस 2 को ऑप हाऊ सो ली.,सदनिका क्षेत्र. 38.69 चौ. मी. (बिल्टअप एरिया)((Survey Number : ३२/ए व ३८ ए ; HISSA NUMBER : १/२ व १ ;))	
(5) क्षेत्रफळ	38.69 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:-सदानंद बाबुराव समजिस्कर - - वय:-55 पत्ता:-प्लॉट नं: २/८, माळा नं: -, इमारतीचे नाव: शिवराज भवन, ब्लॉक नं: -, रोड नं: बी.एम. मार्ग, एलफिस्टन रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AMOPS8995A 2): नाव:-समिक्षा सदानंद समजिस्कर - - वय:-52 पत्ता:-प्लॉट नं: २/८, माळा नं: -, इमारतीचे नाव: शिवराज भवन, ब्लॉक नं: -, रोड नं: बी.एम. मार्ग, एलफिस्टन रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AWXPS5705P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रथमेश चंद्रकांत घोसाळकर - - वय:-31; पत्ता:-प्लॉट नं: ए/३०४, माळा नं: -, इमारतीचे नाव: गणेश अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुळीज नाका, मराठी शाळेच्या जवळ, नालासोपारा (पु), महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BCNPG8192D 2): नाव:-चंद्रकांत वी घोसाळकर - - वय:-70; पत्ता:-प्लॉट नं: ए/३०४, माळा नं: -, इमारतीचे नाव: गणेश अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुळीज नाका, मराठी शाळेच्या जवळ, नालासोपारा (पु), महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AECPG4830Q 3): नाव:-निकिता चंद्रकांत घोसाळकर - - वय:-60; पत्ता:-प्लॉट नं: ए/३०४, माळा नं: -, इमारतीचे नाव: गणेश अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुळीज नाका, मराठी शाळेच्या जवळ, नालासोपारा (पु), महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ESVPG9105H	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	14/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	799/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th March 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 **₹ 29,16,187.00 (Rupees Twenty Nine Lakhs Sixteen Thousands One Hundred And Eighty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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