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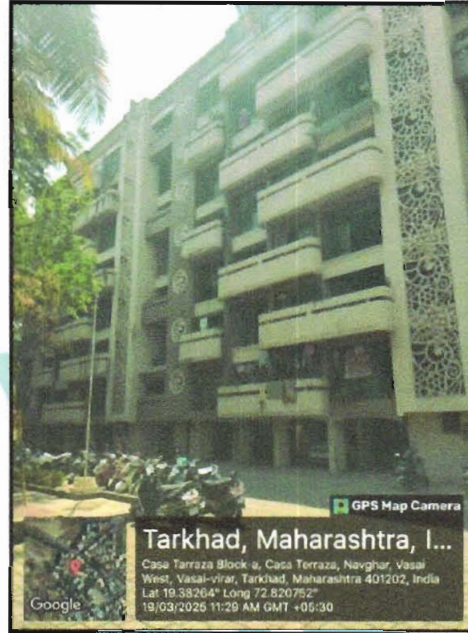
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Shubham Maurya & Mrs. Shila Devi**

Residential Flat No. 502, 5th Floor, Wing - B, "**Casa Terraza**", 100 Feet Road, Near St. Francis High School, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India.

Latitude Longitude : 19°22'56.8"N 72°49'15.8"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

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. 502, 5th Floor, Wing - B, "Casa Terraza", 100 Feet Road, Near St. Francis High School, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India belongs to **Mr. Shubham Maurya & Mrs. Shila Devi**.

Boundaries of the property

North : Padmashree CHSL
South : Internal Road & Open Plot
East : 'A' Wing of Casa Terraza
West : 'C' Wing of Casa Terraza

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 **₹ 53,18,700.00 (Rupees Fifty Three Lakhs Eighteen Thousands Seven 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: 2025.03.20 12:08:18 +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



Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 502, 5th Floor, Wing - B, "**Casa Terraza**", 100 Feet Road, Near St. Francis High School, Village -
Diwanman, Taluka - Vasai, District - Palghar, Vasai (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 19.03.2025 for Housing Loan Purpose.
1	Date of inspection	19.03.2025
3	Name of the owner / owners	Mr. Shubham Maurya & Mrs. Shila Devi
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. 502, 5 th Floor, Wing - B, " Casa Terraza ", 100 Feet Road, Near St. Francis High School, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India. Contact Person : Mr. Suresh Manker (Agent) Contact No. 9511845322
6	Location, Street, ward no	100 Feet Road Village - Diwanman, District - Palghar
7	Survey / Plot No. of land	Village - Diwanman New Survey No - 9/1, 13/4A, 14/5/A & 5B
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 396.07 (Area as per Site measurement) Carpet Area in Sq. Ft. = 332.77 Balcony Area in Sq. Ft. = 39.24 Dry Balcony Area in Sq. Ft. = 11.98 Flowerbed Area in Sq. Ft. = 12.08</p> <p>Carpet Area in Sq. Ft. = 349.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 418.80 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - 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.
	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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,300.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, VASAI (WEST) BRANCH Branch to assess Fair Market Value as on 19.03.2025 for Residential Flat No. 502, 5th Floor, Wing - B, "**Casa Terraza**", 100 Feet Road, Near St. Francis High School, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India belongs to **Mr. Shubham Maurya & Mrs. Shila Devi**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 3859/2025 Dated 12.03.2005 between Mrs. Megha Shailesh Bansode & Mr. Shailesh Sampat Bansode(The Transferor) And Mr. Shubham Maurya & Mrs. Shila Devi(The Transferee).
2)	Copy of Occupancy Certificate No. VVCMC/TP/POC/VP-4651/19/2017-18 Dated 09.06.2017 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Revised Development Permission No. VVCMC/TP/RDP/VP-465/049/2014-15 dated 29/05/2014 issued by Vasai Virar City Municipal Corporation.

Location

The said building is located at Village - Diwanman, Taluka - Vasai, District - Palghar, PIN - 401 202. The property falls in Residential Zone. It is at a traveling distance 1.9 km. from Vasai Road Railway Station.

Building



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Lakhs Eighteen Thousands Seven Hundred Only) as on 19th 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 **19th March 2025** is **₹ 53,18,700.00 (Rupees Fifty Three Lakhs Eighteen Thousands Seven 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.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

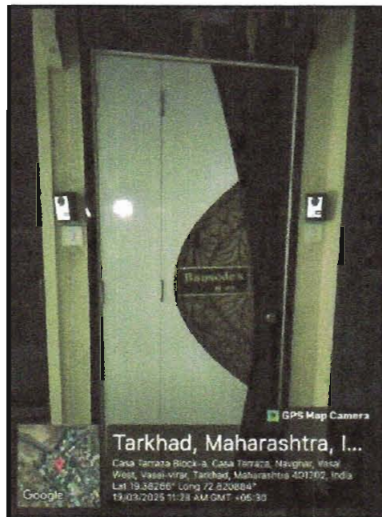
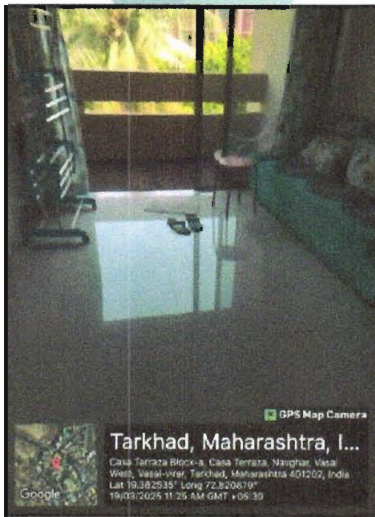
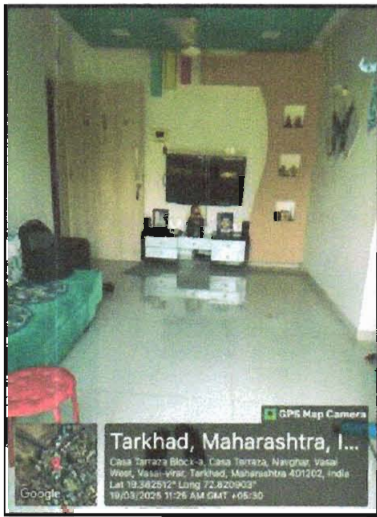
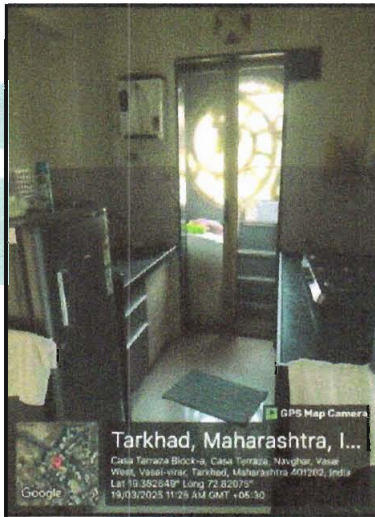
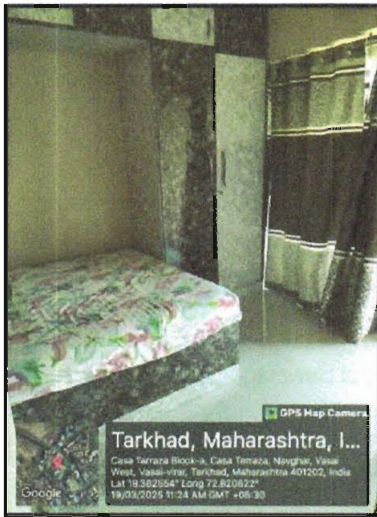
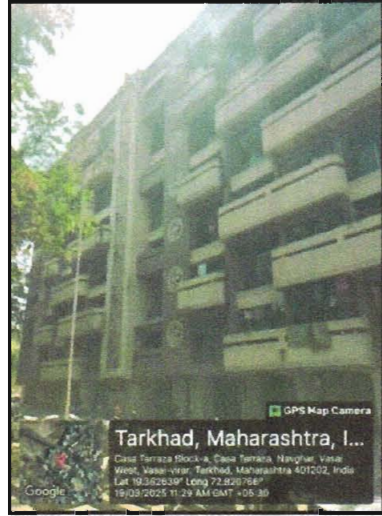
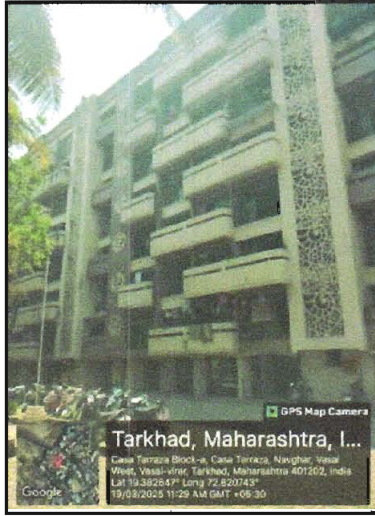
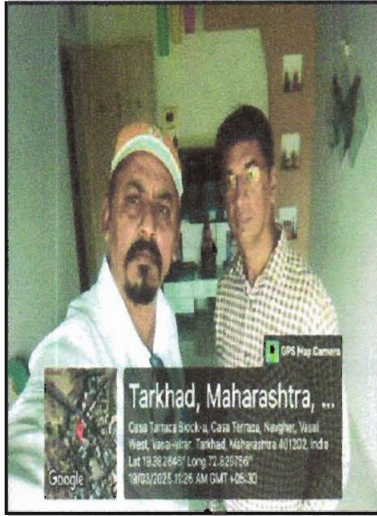
I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 5 th Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 52 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	<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.					

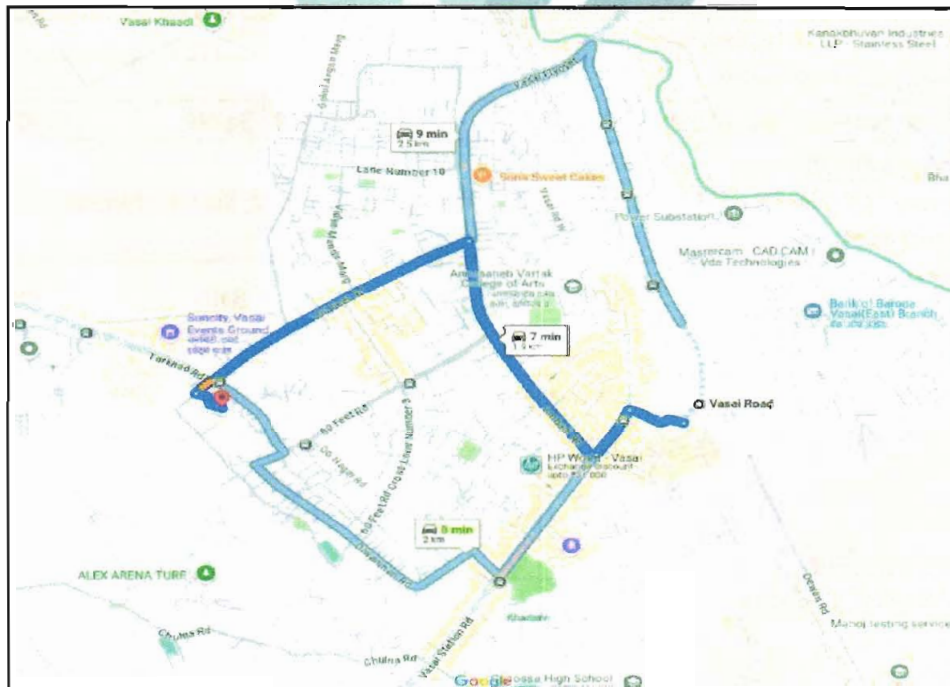
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°22'56.8"N 72°49'15.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai Road - 1.9 km.).




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Ready Reckoner Rate


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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन

Valuation For Rural Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Koken [Help on Division](#)

District Name: पाचगढ Taluka Name: वजई Village/Zone Name: श्रीमं देवानमन

Attribute: खर्च नंबर 5 SubZone Name: उ.राठेबास व इतर वलम

Mahapalika Area: Vasai-Viter Municipal

Open Land	Residence	Office	Shop	Industry	Unit
15796	59196	73100	76700	76100	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Flat	59300			
Increase by 5% on Flat Located on 5 th Floor	2965			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	62,265.00	Sq. Mtr.	5,785.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	15500			
The difference between land rate and building rate(A-B=C)	46,765.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	58,524.00	Sq. Mtr.	5,437.00	Sq. Ft.

Multi-Storied building with Lift

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

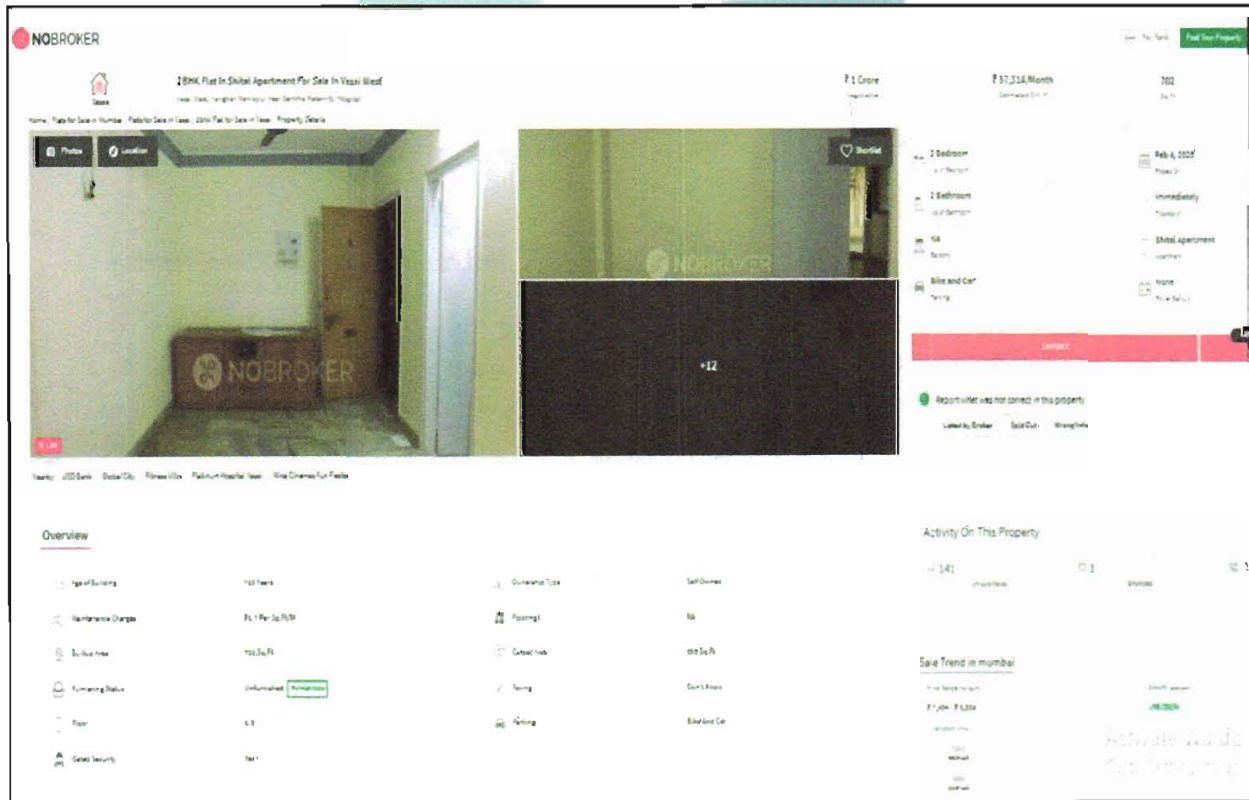
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21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

Depreciation Percentage Table

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

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	585.00	702.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,094.00	₹14,245.00	-



Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	296.00	355.00	426.00
Percentage	-	%	-
Rate Per Sq. Ft.	₹15,878.00	₹13,239.00	₹11,033.00

magicbricks
Buy
Rent
Sell
Home Loans



Home > Property in Mumbai > Vasai West > Apartment in Vasai West > 1 BHK > 426 Sq.ft

₹47.0 Lac

EMI - ₹ 21k | [Get pre-approved loan](#)

Validate Market Price with [DigiWorth](#)

1 BHK Flat For Sale in Rajhans Residential Complex, [Vasai West, Mumbai](#)

+4 Photos

🛏 1Bed
🚿 1Bath
🏠 Semi-Furnished

<p>Super Built-Up Area 426 sqft · ₹11,033/sqft</p>	<p>Developer Rajhans Group</p>	<p>Project Rajhans Residential Complex</p>
<p>Floor 2(Out of 7 Floors)</p>	<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>
<p>Furnished Status Semi-Furnished</p>		

⋮

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹47 Lac
Address	Vasai West, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Semi-Furnished

Contact Owner



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	349.00	418.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,266.00	₹11,888.00	-

956179 11-03-2024 Note: -Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक दु.नि. वसई । दस्ता क्रमांक 9561/2023 नोदणी Regn 53m
गावाचे नाव : दिवाणमान		
(1) वित्तव्याजा प्रकार	करारनामा	
(2) मोबदला	4625000	
(3) बाजारभाव, भाडेपट्ट्याच्या खर्चिल्यापट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2424000	
(4) भू-माप्ती पेट्रोलिंग व परक्रमांक असल्यास.	1) पालिकेचे नाव. पालघर इतर वर्णन : इतर माहिती : इतर माहिती गाव मोबे दिवाणमान, ता वसई जि पालघर येथील सर्वे क्र 9 हिस्सा नं. 1, या जमिनीवर बांधलेली इमारत कासा टेरेसा मधील सदनिका क्र 502, ए-विंग, पाववा मजला, ज्याचे क्षेत्र 349 चौ फुट म्हणजेच 32.42 चौ मी कारपेट हि मिळकत (Survey Number : 9 :)	
(5) क्षेत्रफळ	32.42 चौ मीटर	
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायलयच्या हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता	1) नाव - हरिस बुढा कॉटिंगन - वय - 60 पत्ता - प्लॉट नं. , मजला नं. , इमारतीचे नाव - अमरबहादूर सिंह पाल, ब्लॉक नं. रुम नं. 15, रोड नं. ओम भरत क्रीडा मंडळ, जवहर नगर, खार ईस्ट, पिन कोड -400051 पॅन नं. -AMYPK300P	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता	1) नाव - अविषा अमीन काबेरिया - वय - 33, पत्ता - प्लॉट नं. , मजला नं. , इमारतीचे नाव - सिमरन पॅलेस, ब्लॉक नं. बी-006, रोड नं. अंबाडी रोड, सत्यम शिवम सुंदरम विलिंग जवळ, अंबाडी रोड, वसई रोड वेस्ट, पिन कोड -401202 पॅन नं. -AVVPRK2259H 2) नाव - कु वि फुल - वय - 36, पत्ता - प्लॉट नं. , मजला नं. , इमारतीचे नाव - सिमरन पॅलेस, ब्लॉक नं. बी-006, रोड नं. अंबाडी रोड, सत्यम शिवम सुंदरम विलिंग जवळ, अंबाडी रोड, वसई रोड वेस्ट, पिन कोड -401202 पॅन नं. -BCCPRK1068H	
(9) दस्तावेज करून दिल्याचा दिनांक	14/07/2023	
(10) दस्ता नोदणी केल्याचा दिनांक	14/07/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	9561/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	323750	
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14) शीरा		
मुद्रांकनासाठी विचारात घेतलेले लघुशील .		
मुद्रांक शुल्क आकारताना निवडलेले अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	349.00	418.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,361.00	₹11,968.00	-

सूची क्र. 2

दस्तावेज क्र. ६६६६६६६६
दस्तावेज क्र. 3022/2022
पेटवली
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गावाचे नाव : दिवाणमान

(1) शिलेखाच प्रकृत	कारारनाम
(2) मोजकदस्त	4700000
(3) कावाड/पत्र/पत्रव्यवस्था कावाड/पत्रव्यवस्था - अकरावीं टोकी को पट्टेदार ते मजदूद करावी.	2007500
(4) मू. वापन घेतल्याचा व घटकपत्रक, अकरावाच.	3) पालिकेचे नाव पालखरद्वार वर्गन , इतर माहिती , इतर माहिती. गाव मोजे दिवाणमान, ता. वसई, जि. पालखर येथील स.न. 9. हि. नं. 1, स.नं. 13. हि. नं. 49, स.नं. 14. हि. नं. 5. ए व 5. ब या मोजकली वरील कासा देवदा या इमारती मधील सटनिका क्र. 402, चौथ मजला, बी विंग, क्षेत्रफळ 32.42 चौ.मीटर (कारपेट) क्षेत्रफळ 349 चौ.फुट ही मोजकली. (Survey Number 9,13,14 .)
(5) क्षेत्रफळ	32.42 चौ.मीटर
(6) अकरावीं टोकी किंवा मु. वापन घेतल्या वेळा	
(7) दफ्तरीकरण करून देण्याचे किंवा देवदा व पत्रव्यवस्था घेऊन दिवाणी मजदूरपत्रक घेऊन घेतल्याचे किंवा अकरावाच अकरावाच अकरावाच दिवे नाव व पत्र	1) पत्र - अकरावीं टोकी घेतल्याचे 40 फुट पत्रात न इमारतीचे नाव कावाड देवदा क्षेत्रफळ नं. 402 चौ.मी. मजला, बी विंग, रीड नं. 100 फीट रीड, दिवाणमान, वसई पश्चिम, ता. वसई जि. पालखर, पत्रव्यवस्था घेतल्याचे, पिन कोड - 401200 पत्र नं. - AAKCP 14823 2) पत्र - दिवाण देवदा घेतल्याचे 41 फुट पत्रात न इमारतीचे नाव कावाड देवदा क्षेत्रफळ नं. 402 चौ.मी. मजला, बी विंग, रीड नं. 100 फीट रीड, दिवाणमान, वसई पश्चिम, ता. वसई जि. पालखर, पत्रव्यवस्था घेतल्याचे, पिन कोड - 401200 पत्र नं. - AAKCP 55529
(8) दफ्तरीकरण करून देण्याचे किंवा देवदा व पत्रव्यवस्था घेऊन दिवाणी मजदूरपत्रक घेऊन घेतल्याचे किंवा अकरावाच अकरावाच अकरावाच दिवे नाव व पत्र	1) पत्र - पत्रव्यवस्था घेतल्याचे 24 फुट पत्रात न इमारतीचे नाव कावाड देवदा क्षेत्रफळ नं. 402 चौ.मी. मजला, बी विंग, रीड नं. 100 फीट रीड, दिवाणमान, वसई पश्चिम, ता. वसई जि. पालखर, पत्रव्यवस्था घेतल्याचे, पिन कोड - 401200 पत्र नं. - AAKCP 55529 2) पत्र - अकरावीं टोकी घेतल्याचे 57 फुट पत्रात न इमारतीचे नाव कावाड देवदा क्षेत्रफळ नं. 402 चौ.मी. मजला, बी विंग, रीड नं. 100 फीट रीड, दिवाणमान, वसई पश्चिम, ता. वसई जि. पालखर, पत्रव्यवस्था घेतल्याचे, पिन कोड - 401200 पत्र नं. - AAKCP 55529
(9) दफ्तरीकरण करून घेतल्याचे दिनांक	11/01/2022
(10) दस्तावेज घेतल्याचे दिनांक	11/01/2022
(11) अकरावाच खर्च व पत्र	3022/2022
(12) कावाड/पत्रव्यवस्था घेतल्याचे मूळक मूल्य	282000
(13) कावाड/पत्रव्यवस्था घेतल्याचे पेटवली मूल्य	30000
(14) नोंद	
मु. वापन घेतल्याची किंवा घेतल्याचे वेळेचे अकरावाच	



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 **₹ 53,18,700.00 (Rupees Fifty Three Lakhs Eighteen Thousands Seven 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: 2025.03.20 12:08:34 +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

