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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, 5<sup>th</sup> 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, 5<sup>th</sup> 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.**

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. 502, 5<sup>th</sup> 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	<b>Mr. Shubham Maurya &amp; Mrs. Shila Devi</b>
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	<b>Address:</b> Residential Flat No. 502, 5 <sup>th</sup> 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. <b>Contact Person :</b> 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 396.07</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 332.77</b> <b>Balcony Area in Sq. Ft. = 39.24</b> <b>Dry Balcony Area in Sq. Ft. = 11.98</b> <b>Flowerbed Area in Sq. Ft. = 12.08</b>  <b>Carpet Area in Sq. Ft. = 349.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 418.80</b> <b>(Carpet Area + 20%)</b>
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.
	<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?	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	<b>RENTS</b>	
	(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	<b>SALES</b>	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
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.
	<b>Remark:</b>	

## 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, 5<sup>th</sup> 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/MP-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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The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 4 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet + Cupboard.+ Balcony + Dry Balcony + Flowerbed Area. 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 19th March 2025**

The Carpet Area of the Residential Flat	:	349.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	418.80 Sq. Ft. X ₹ 2,500.00 = ₹ 10,47,000.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$	:	12.00%
Amount of depreciation	:	₹ 1,25,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 62,265/- per Sq. M. i.e. ₹ 5,785/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 58,524/- per Sq. M. i.e. ₹ 5,437/- per Sq. Ft.
Value of property	:	349.00 Sq. Ft. X ₹ 15,600 = ₹54,44,400
Total Value of property as on 19th March 2025	:	₹54,44,400.00

(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)

<b>Fair value of the property as on 19th March 2025</b>	:	<b>₹ 54,44,400.00 - ₹ 1,25,700.00 = ₹ 53,18,700.00</b>
<b>Total Value of the property</b>	:	<b>₹ 53,18,700.00</b>
<b>The realizable value of the property</b>	:	<b>₹47,86,830.00</b>
<b>Distress value of the property</b>	:	<b>₹42,54,960.00</b>
<b>Insurable value of the property (418.80 X 2,500.00)</b>	:	<b>₹10,47,000.00</b>
<b>Guideline value of the property (418.80 X 5437.00)</b>	:	<b>₹22,77,016.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 502, 5<sup>th</sup> 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 for this particular purpose at **₹ 53,18,700.00 (Rupees Fifty Three**

**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

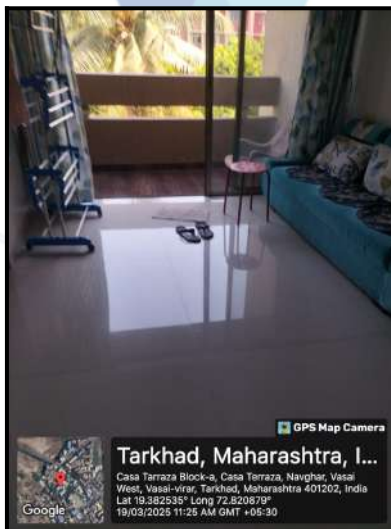
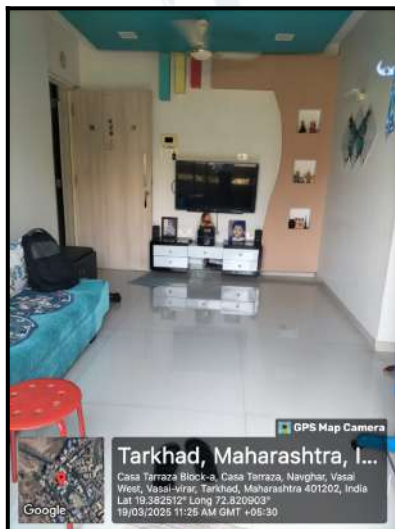
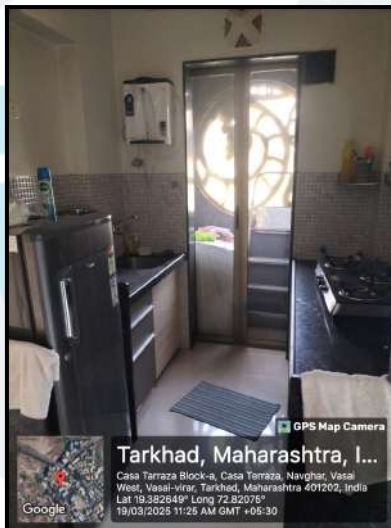
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

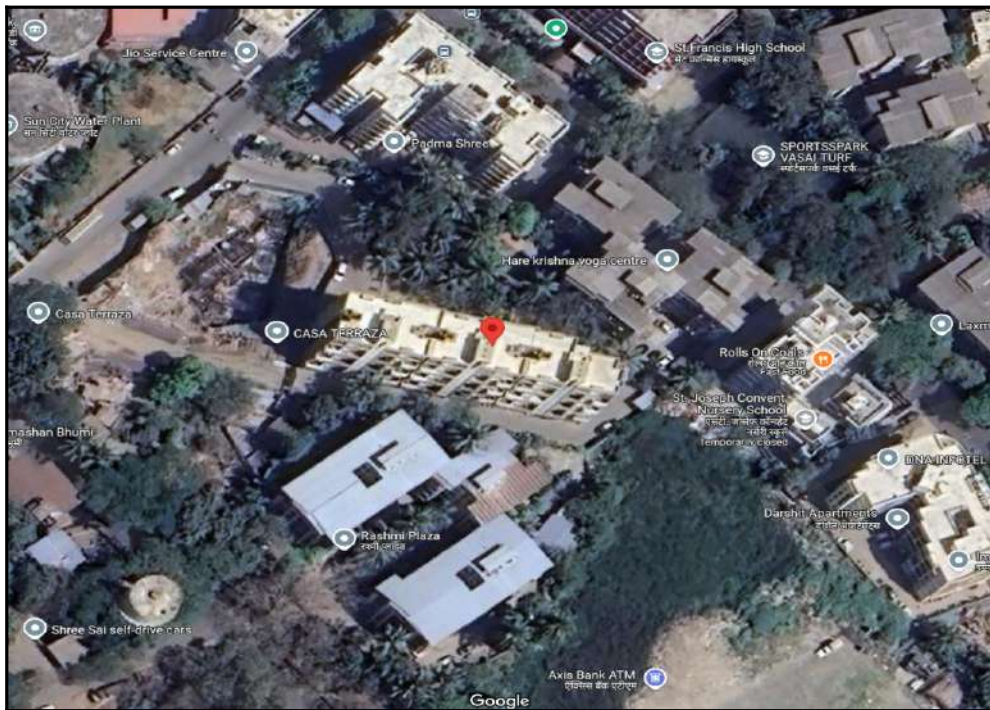
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 5 <sup>th</sup> Floor				
3	Year of construction	: 2017 (As per occupancy certificate)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

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	: 1Lift 
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

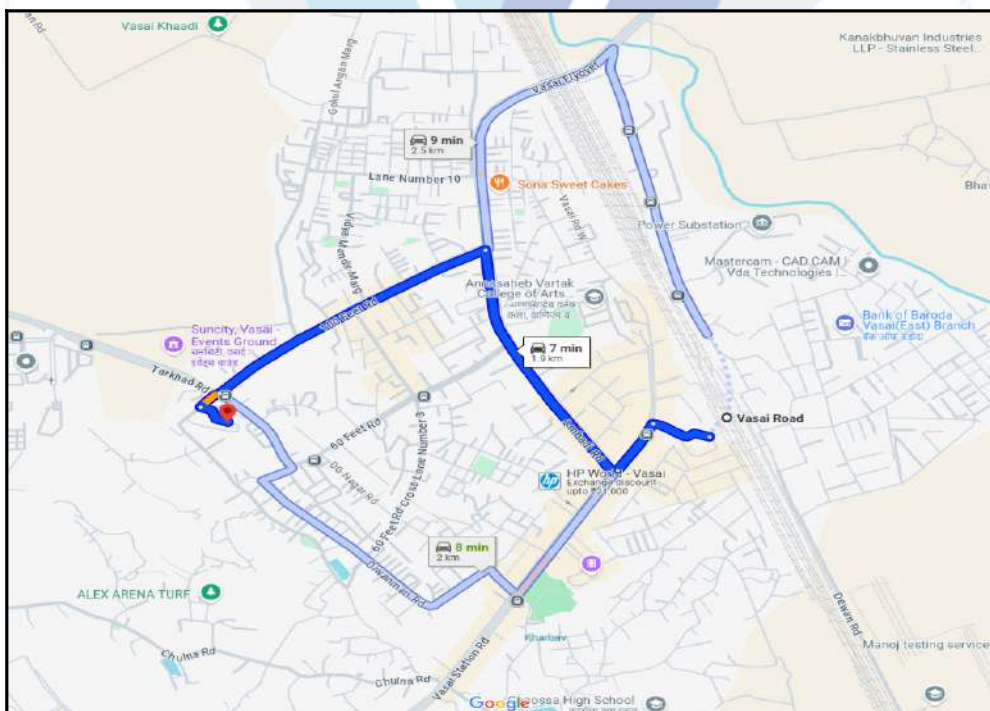
## Actual Site Photographs



## 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. ).

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक  
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: पालघर Taluka Name: वसई Village/Zone Name: सोळे देवानमान

Attribute: सई नंबर SubZone Name: ३-रोहोवास व इतर वल्सम

Mahapalika Area: Vasai-Vitar Municipal

Open Land	Residence	Office	Shop	Industry	Unit
15500	59300	70100	76700	70100	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	59300			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	2965			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>62,265.00</b>	<b>Sq. Mtr.</b>	<b>5,785.00</b>	<b>Sq. Ft.</b>
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%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>58,524.00</b>	<b>Sq. Mtr.</b>	<b>5,437.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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


	Location of 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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	585.00	702.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,094.00	₹14,245.00	-




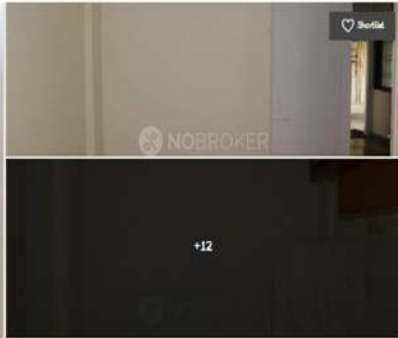


₹ 1 Crore    ₹ 57,314/Month    702

**2 BHK Flat In Shital Apartment For Sale In Vasai West**

Vasai West, Paraghar-Nandipour near Sankha Maternity Hospital

Home / Flats for Sale in Mumbai / Flats for Sale in Vasai / 2BHK Flat for Sale in Vasai / Property Details

2 Bedroom	Feb 4, 2023
2 Bathroom	Immediately
NA	Shital Apartment
Wife and Car	None

**Contact**

Report what is not correct in this property

[Listed by Broker](#)    [Sold Out](#)    [Wrong Info](#)

Nearest: [UCD Bank](#)    [Global City](#)    [Fitness Villa](#)    [Parkrun Hospital/Vasai](#)    [King Cremaas Fun Place](#)

**Overview**

Age of Building	163 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 17 Per Sq.Ft/M	Flooring	NA
Built-up Area	702 Sq.Ft	Carpet Area	585 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Purchase here</a>	Facing	Don't Know
Floor	G/F	Parking	Elite And Car
Getted Security	Yes		

**Activity On This Property**

141 Views    1 Shortlist

---

**Sale Trend in Mumbai**

Price Range (Per Sq.Ft)

₹ 7,424 - ₹ 2,228

Transaction

[Activate Window](#)  
 Go to Settings to act

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
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](#) [DropWorth](#)

1 BHK Flat For Sale in Rajhans Residential Complex, **Vasai West, Mumbai**

🛏 1Bed | 🚿 1Bath | 🏠 Semi-Furnished

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

+4 Photos

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

## Sale Instances

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

956179	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. वसई ।
11-03-2024		दस्ता क्रमांक : 9561/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Ragn:63m
<b>गावाचे नाव : दिवाणमान</b>		
(1)वितेखाचा प्रकार	करारनामा	
(2)प्रोबदता	4625000	
(3)बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2424000	
(4)भू-माप्ती,पेटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मोजे दिवाणमान,ता वसई,जि पालघर,येथील सर्वे क्र.9,हिस्सा नं.1,या जमिनीवर बांधलेली इमारत कासा टेरेझा,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 जुडी देण्यात असेल किंवा		
(7)दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता.	1): नाव:-हरीश बुदा कोटियन - वप:-69 पत्ता:-पॉर्ट नं. -, माळा नं. -, इमारतीचे नाव: अमरबहादूर सिंह घात, ब्लॉक नं. सन नं.15, रोड नं. जैम भरत क्रीडा मंडळ, जवहर नगर, जार ईस्ट, ... पिन कोड:-401051 पॅन नं:-AMYPK8300P	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता	1): नाव:-अशिषा अमीन काबेरिया - वप:-33; पत्ता:-पॉर्ट नं. -, माळा नं. -, इमारतीचे नाव: सिमरन पॅलेस, ब्लॉक नं. बी-006, रोड नं: अंबाडी रोड, सत्यम शिवम सुंदरम बिल्डिंग जवळ, अंबाडी रोड, वसई रोड वेस्ट, ... पिन कोड:-401202 पॅन नं:-AVVPK2259H 2): नाव:-कु वि फुल - वप:-36; पत्ता:-पॉर्ट नं. -, माळा नं. -, इमारतीचे नाव: सिमरन पॅलेस, ब्लॉक नं. बी-006, रोड नं: अंबाडी रोड, सत्यम शिवम सुंदरम बिल्डिंग जवळ, अंबाडी रोड, वसई रोड वेस्ट, ... पिन कोड:-401202 पॅन नं:-BCOPK1068B	
(9)दस्तावेज करून दिल्याचा दिनांक	14/07/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	14/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9561/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	323750	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)गैरा		
मुत्पांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sale Instances

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

162279 05-05-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुग्धम विहार : दु.नि. वसई 1 दस्ता क्रमांक : 3022/2022 पोट्टी : Page 63m	
<b>गावाचे नाव : दिवाणमान</b>		
(1) शिलेखाचे प्रकार	करारनामा	
(2) प्लॉट क्रमांक	4700010	
(3) बाजारभाडा/भाडेपट्टीपत्र/कायदेपट्टीपत्र/अडोवरी देणे वी पट्टीदार ते नमुद करावे.	2007500	
(4) भू मालकी/पेट्टीकार व पालक/वकील/अडोवरी	1) पालकचे नाव पालक/दत्त कर्ण, दत्त माहिती, दत्त माहिती, गाव मोठे दिवाणमान, ता. वसई, जि. पालक येथील स.नं. 9, हि. नं. 1, स.नं. 13, हि. नं. 49, स.नं. 14, हि. नं. 5, ए व 5/ब या मिळकती वरील कासा देवेदा या इमारती मधील सदनिका क्र. 402, चौथे मजला, बी विंग, क्षेत्रफळ 32.42 चौ.मीटर/कारपेट/एनजेव 349 चौ.फुट ही मिळकत ( Survey Number : 9,13,14 ; )	
(5) क्षेत्रफळ	32.42 चौ.मीटर	
(6) अकरावरी किंवा जुडी देण्यात आलेले ठिकाणे		
(7) दस्तावेज करण देणारा व सिव्हा देणारा व पालक/गावे व सिव्हा देणारी मालकाचा व कुटुंबाचा सिव्हा आदेश आलाय/अडोवरी देणे व पालक	1) पालक-करण देणारा व सिव्हा देणारा - स.नं-41 पालक-पेट्टी नं. - मजला नं. - इमारतीचे नाव कासा देवेदा, अडोवरी नं. 402, चौथे मजला, बी विंग, रोड नं. 100 फीट रोड, दिवाणमान, वसई पश्चिम, ता. वसई, जि. पालक, महाराष्ट्र, ठामे. पिन कोड:-401202 पॅन नं.-AIGDPY1482J 2) पालक-सिव्हा देणारा व सिव्हा देणारा - स.नं-41 पालक-पेट्टी नं. - मजला नं. - इमारतीचे नाव कासा देवेदा, अडोवरी नं. 402, चौथे मजला, बी विंग, रोड नं. 100 फीट रोड, दिवाणमान, वसई पश्चिम, ता. वसई, जि. पालक, महाराष्ट्र, ठामे. पिन कोड:-401202 पॅन नं.-AIXPY5552F	
(8) दस्तावेज करण देणारा व सिव्हा देणारा व पालक/गावे व सिव्हा देणारी मालकाचा व कुटुंबाचा सिव्हा आदेश आलाय/अडोवरी देणे व पालक	1) पालक-दत्त कर्ण व सिव्हा देणारा - स.नं-29 पालक-पेट्टी नं. - मजला नं. - इमारतीचे नाव सुख विलास, अडोवरी नं. 30 ए, दुसरा मजला, रोड नं. अक्षय भवनकर मार्ग, एलईव्हाटन रोड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं.-AAGPA5214P 2) पालक-सिव्हा देणारा व सिव्हा देणारा - स.नं-57 पालक-पेट्टी नं. - मजला नं. - इमारतीचे नाव सुख विलास, अडोवरी नं. 30 ए, दुसरा मजला, रोड नं. अक्षय भवनकर मार्ग, एलईव्हाटन रोड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं.-ADNPAK242L	
(9) दस्तावेज करण दिव्याचे दिनांक	11/03/2022	
(10) दस्ता नोंदणी केलेला दिनांक	11/03/2022	
(11) अडोवरी/पट्टी/अडोवरी व पट्टी	3022/2022	
(12) बाजारभाडा/अडोवरी मूल्या	282000	
(13) बाजारभाडा/अडोवरी पोट्टी मूल्या	30000	
(14) पेट्टी		
मुखांकनासाठी निवडणेत घेतलेले ठिकाणे :-		



Since 1989

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

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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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.

## 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.

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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