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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. Srinivas Dhaku Pawar & Mr. Ashok Dhaku Pawar**

Residential Flat No. B/206, 2nd Floor, Building No 02, Wing - B, "**Vaishnavi Arcade**", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar , PIN - 401 305, State - Maharashtra, India.

Latitude Longitude : 19°28'26.4"N 72°49'29.8"E

Intended User:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, State - Maharashtra, Country - India.

Our Pan India Presence at :

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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. B/206, 2nd Floor, Building No 02, Wing - B, "**Vaishnavi Arcade**", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, India belongs to **Mr. Srinivas Dhaku Pawar & Mr. Ashok Dhaku Pawar**.

Boundaries of the property

North : Open Plot & Mehta Pharmaceutical Industries
South : Road
East : Laxmi Banquet
West : Kopari Village Road

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 **₹ 22,16,000.00 (Rupees Twenty Two Lakhs Sixteen Thousands 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/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. B/206, 2nd Floor, Building No 02, Wing - B, "Vaishnavi Arcade", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, 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 06.08.2024 for Bank Loan Purpose. |
| 1 | Date of inspection | 05.08.2024 |
| 3 | Name of the owner / owners | Mr. Srinivas Dhaku Pawar & Mr. Ashok Dhaku Pawar |
| 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. B/206, 2 nd Floor, Building No 02, Wing - B, "Vaishnavi Arcade", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, India. Contact Person : Mrs. Mangal S. Kamble (Tenant) Contact No. 9930234735 |
| 6 | Location, Street, ward no | Chandansar Village - Kopari (Old Village - Chandansar), Virar (East) District - Palghar |
| 7 | Survey / Plot No. of land | Village - Kopari (Old Village - Chandansar), Plot No - 1, 2 & 3 Old Survey No - 13/A/1 |
| 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. = 248.09 (Area as per Site measurement) Carpet Area in Sq. Ft. = 277.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 304.70 (Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Kopari (Old Village - Chandansar), Virar (East) Taluka - Vasai, District - Palghar , Pin - PIN - 401 305 |
| 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 - Mr. Sadashiv Kamble & Mrs. Mangal S. Kamble |
| | 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 VVCMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Tenant Occupied - Mr. Sadashiv Kamble & Mrs. Mangal S. Kamble |
| | (ii) Portions in their occupation | Fully Tenant Occupied |
| | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each | Rs. 6,000/- 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? | 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 – 2024 (As per site information) |
| 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. |
| | <p>Remark: As per Documents and site inspection, The Flat is Nomenclatured as 206, but approved plan downloaded from RERA Website show the Flat as Flat No. 201, builder has reoriented the number of flat in entire floor. Hence clarification regarding the same is advisable.</p> | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, MRO-A1, Vile Parle (East) Branch Branch to assess Fair Market Value as on 06.08.2024 for Residential Flat No. B/206, 2nd Floor, Building No 02, Wing - B, "**Vaishnavi Arcade**", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar , PIN - 401 305, State - Maharashtra, India belongs to **Mr. Srinivas Dhaku Pawar**.

We are in receipt of the following documents:

| | |
|----|---|
| 1) | Copy of Agreement for sale Registration No.8159/2024 Dated 16.04.2024 between M/s. M.J.V. Corporation(The Promoter) And Mr. Srinivas Dhaku Pawar & Mr. Ashok Dhaku Pawar(The Allottee). |
| 2) | Copy of Revised Development Permission Document No. VVCMC/TP/RDP/VP-5159/37/2023-24 Dated 27.06.2023 issued by Vasai Virar City Municipal Corporation. |
| 3) | Copy of RERA Certificate No.P99000054624 Dated 02.02.2024 issued by Maharashtra Real Estate Regulatory Authority(Downloaded from RERA Site). |
| 4) | Copy of Approved Building Plan No. VCMC/TP/AMEND/VP-5159/37/2023-24 Dated 27.06.2023 issued by Vasai Virar City Municipal Corporation(Downloaded from RERA Site). |

Location

The said building is located at bearing Plot No - 1, 2 & 3 in Sector - 121, Hissa No. 4/1, 4/2, 4/3, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar , PIN - 401 305. The property falls in Residential Zone. It is at a traveling distance 2.8 km. from Virar Railway Station.



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Building

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. 2nd Floor is having 6 Residential Flat. The building is having 1 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. 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 6th August 2024

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 277.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2024 (As per site information) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | Less Than 1 Year |
| Cost of Construction | : | 304.70 Sq. Ft. X ₹ 3,000.00 = ₹ 9,14,100.00 |
| Depreciation $\{(100 -) \times (0 / 60)\}$ | : | N.A. Age of Property below 5 year |
| Amount of depreciation | : | ₹ 0.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 43,600/- per Sq. M. i.e. ₹ 4,051/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A. Age of Property below 5 year |
| Value of property as on 6th August 2024 | : | 277.00 Sq. Ft. X ₹ 8,000 = ₹22,16,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|---|
| Fair value of the property as on 6th August 2024 | : | ₹ 22,16,000.00 - ₹ 0.00 = ₹ 22,16,000.00 |
| Total Value of the property | : | ₹ ₹ 22,16,000.00 |
| The realizable value of the property | : | ₹19,94,400.00 |
| Distress value of the property | : | ₹17,72,800.00 |
| Insurable value of the property (304.70 X 3,000.00) | : | ₹9,14,100.00 |
| Guideline value of the property (304.70 X 4051.00) | : | ₹12,34,340.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/206, 2nd Floor, Building No 02, Wing - B, "Vaishnavi Arcade", Plot No. 1, 2 & 3, Sector 121, Hissa No. 4/1, 4/2, 4/3, Chandansar, Village - Kopari (Old Village - Chandansar), Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, India for this particular purpose at **₹ 22,16,000.00 (Rupees Twenty Two Lakhs Sixteen Thousands Only)** as on 6th August 2024



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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 **6th August 2024** is **₹ 22,16,000.00 (Rupees Twenty Two Lakhs Sixteen Thousands 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.

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 2 nd Floor |
| 3 | Year of construction | : | 2024 (As per site information) |
| 4 | Estimated future life | : | 60 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. |



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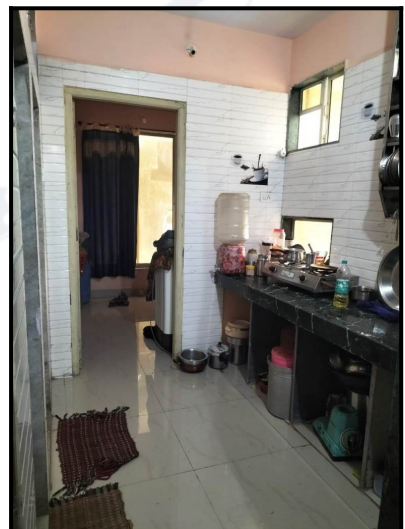
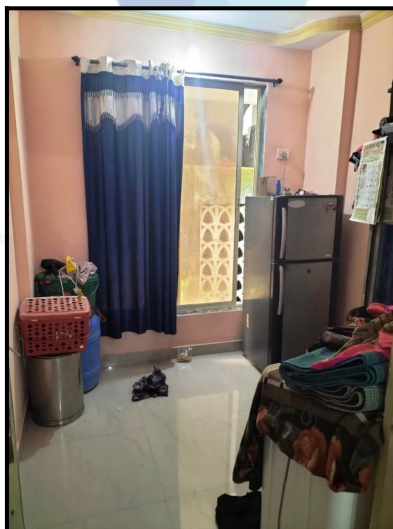
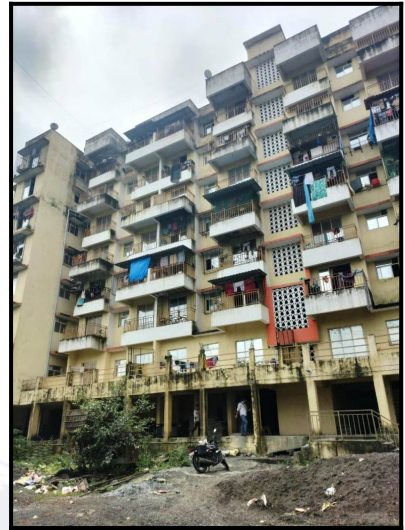
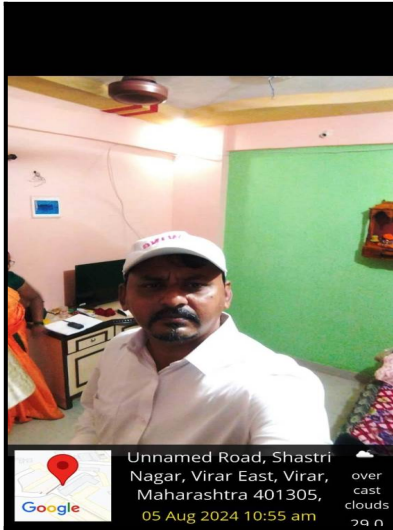
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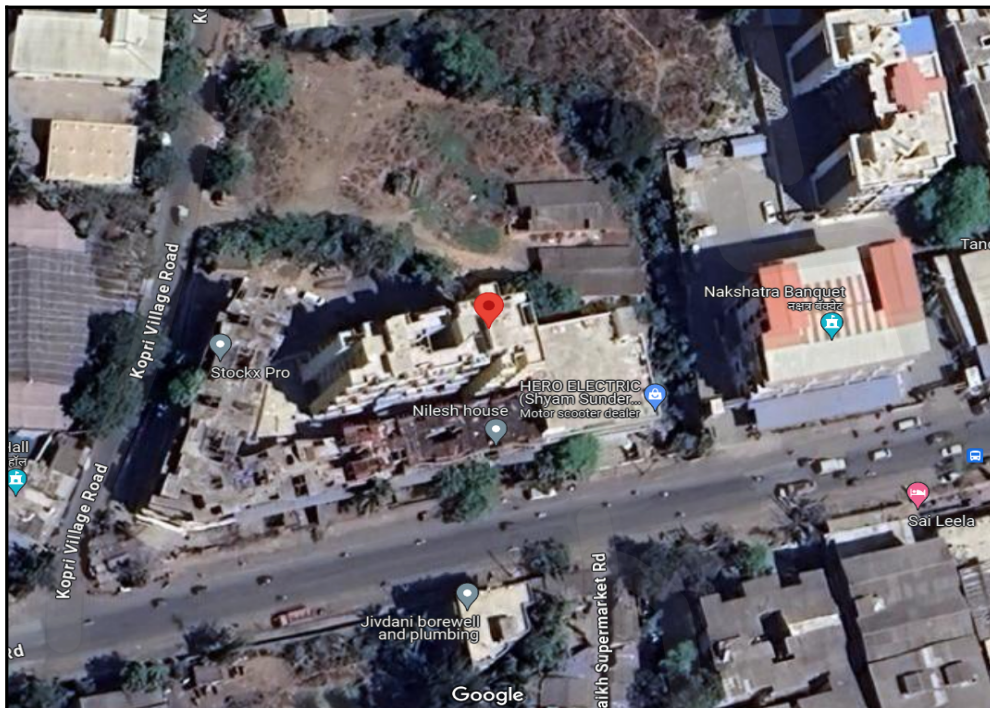


| Technical details | | Main Building |
|-------------------|--|---|
| 11 | Finishing | : Cement Plastering. |
| 12 | Roofing and terracing | : R.C.C. slab. |
| 13 | Special architectural or decorative features, if any | : No |
| 14 | (i) Internal wiring – surface or conduit | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| | (ii) Class of fittings: Superior/Ordinary/Poor. | |
| 15 | Sanitary installations | : As per Requirement |
| | (i) No. of water closets | |
| | (ii) No. of lavatory basins | |
| | (iii) No. of urinals | |
| (iv) No. of sink | | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | : |
| 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 | : Connected to Municipal Sewerage System |
| 20 | Over-head tank Location, capacity Type of construction | : Connected to Municipal Sewerage System |
| 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 |

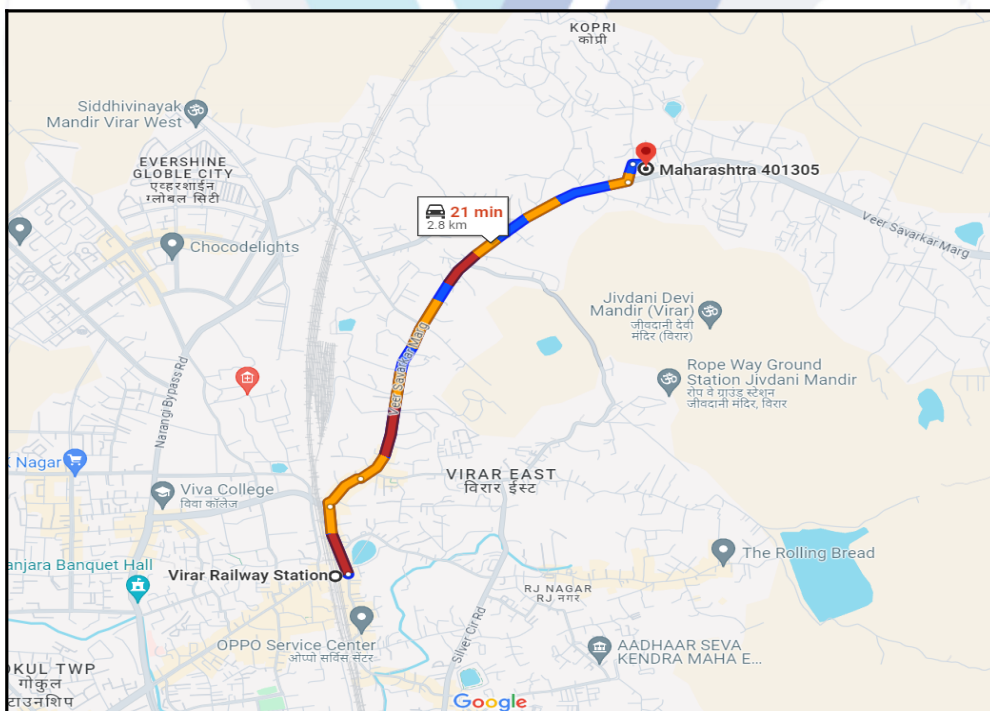
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°28'26.4"N 72°49'29.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.8 km.).

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District: पालघर
 Select Taluka: वसई
 Select Village: गावाचे नांव - मोजे कोपरी (वसई)
 Search By: Survey No Location

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs.) |
|----------|--|-----------|---------------|-------|--------|----------|-----------|
| SurveyNo | 1-नाविकास विभागातील जमिनी | 770 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी | 2680 | 37900 | 43700 | 47700 | 43700 | चौ. मीटर |
| SurveyNo | 3-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी | 2820 | 43600 | 49100 | 54700 | 49100 | चौ. मीटर |
| SurveyNo | 4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी | 2680 | 31800 | 37900 | 45600 | 37900 | चौ. मीटर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 43600 | | | |
| Flat Located on 2 nd Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 43,600.00 | Sq. Mtr. | 4,051.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 2820 | | | |
| The difference between land rate and building rate(A-B=C) | 40,780.00 | | | |
| Percentage after Depreciation as per table(D) | 100% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 43,600.00 | Sq. Mtr. | 4,051.00 | Sq. Ft. |

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

| Completed Age of Building in Years | Value in percent after depreciation | |
|------------------------------------|---|---|
| | R.C.C Structure / other Pukka Structure | Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure. |
| 0 to 2 Years | 100% | 100% |
| Above 2 & up to 5 Years | 95% | 95% |

| | | |
|---------------|--|--|
| Above 5 Years | After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate | After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate |
|---------------|--|--|



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Price Indicators

| | | | |
|-------------------------|---|-----------------|-----------------|
| Property | Ved Ganga Sai Baba Nagar Survey No.125, Hissa No.7 of Virar, Mumbai | | |
| Source | Housing.Com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 393.00 | 432.30 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹9,160.00 | ₹8,328.00 | - |

HOUSING.COM
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Download App
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Saved

Home / Mumbai / Chandansar / Ved Ganga Sai Baba Nagar Last updated: Jul 2, 2024

Ved Ganga Sai Baba Nagar ✓ RERA

By [VED GANGA BUILDERS AND DEVELOPER](#)

Survey No.125, Hissa No.7 of Virar, Mumbai

₹36.0 L - 51.68 L | ₹9.22 K/sq.ft

EMI starts at ₹19.06 K

Price includes everything except stamp ... See More

Contact Developer

SHARE
SAVE

1, 2 BHK Apartments
Configurations

Dec, 2026
Possession Starts

₹9.22 K/sq.ft
Avg. Price

393 - 557 sq.ft.
(Carpet Area)
Sizes

Overview/Home
Highlights
Around This Project
More About Project
About Project
Recommended Properties
>

Why Ved Ganga Sai Baba Nagar?

- Ample parking space available

Awesome! Most liked project in this area

Contact Seller

| | | | |
|------------------|---------------------------------|-----------------|-----------------|
| Property | Survey No. 121 At Virar, Mumbai | | |
| Source | Housing.Com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 221.00 | 243.10 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹9,271.00 | ₹8,429.00 | - |

The screenshot displays a property listing on the Housing.com website. The main heading is 'Omkar' with a RERA logo. Below it, it states 'By OMKAR DEVELOPERS' and 'Survey No. 121 At Virar, Mumbai'. A purple button says 'Become the first to Rate'. The price is listed as ₹20.49 L - 30.0 L, with a rate of ₹9.22 K/sq.ft. and an EMI starting at ₹10.85 K. A 'Contact Developer' button is present. A large photo shows a multi-story building under construction. Below the photo are four key details: '1 RK, 1 BHK Apartments Configurations', 'Nov, 2023 Possession Starts', '₹9.22 K/sq.ft Avg. Price', and '221 - 327 sq.ft. (Carpet Area) Sizes'. The bottom navigation bar includes 'Overview/Home', 'Around This Project', 'More About Project', 'About Project', 'Recommended Properties', and 'Floor Plan'. A location pin shows 'Survey No. 121 At Virar, Mumbai' and a yellow button says 'Nice choice. Let's connect with the Developer'.

Sale Instances

| | | | |
|------------------|--|-----------------|-----------------|
| Property | Vaishnavi arcade, Kopri Village, Virar | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 279.00 | 306.90 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹7,796.00 | ₹7,087.00 | - |

Module, For original report please contact concern SRO office.

गावचा :

Regn:63m

गावाचे नाव : कोपरी

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 2175000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1243123.2 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: वसई इतर वर्णन : इतर माहिती: गांव मौजे कोपरी, सर्व्हे नं. 121(13-ए1), हि. नं. 4/1,4/2,4/3, प्लॉट नं. 1,2,3, या मिळकतीवरील वैष्णवी आर्केड बिल्डींग नं. 02 इमारतीमधील सदनिका क्रं. बी/201, दुसरा मजला, एरिया 25.92 चौ. मी. रेसा कारपेट, ((Survey Number : 121(13-ए1), ;)) |
| (5) क्षेत्रफळ | 25.92 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:- मे. एम. जे. व्ही. कॉर्पोरेशन तर्फे मालक व्याकंटी सी. समकोटी तर्फे कु. मु. फिरोज नदाफ - वय:- 36 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कोपरी नाका, कार्बन इंडस्ट्रीज समोर, विरार पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 401305 पॅन नं:- AAVFM0690D |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- चंदन तिवारी - वय:- 25; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हाऊस नं. 33, बाभनऊली, पो. डमरुआ, जौनपुर, उत्तरप्रदेश, ब्लॉक नं. -, रोड नं. -, उत्तर प्रदेश, जौनपुर. पिन कोड:- 222135 पॅन नं:- BOLPT2731P 2): नाव:- मुन्नी - वय:- 47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हाऊस नं. 33, बाभनऊली, पो. डमरुआ, जौनपुर, उत्तरप्रदेश, ब्लॉक नं. -, रोड नं. -, उत्तर प्रदेश, जौनपुर. पिन कोड:- 222135 पॅन नं:- FGZPM5015D |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 25/06/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/06/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 13847/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 152250 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 21750 |
| (14) शेर | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही |

| | | | |
|------------------|--|-----------------|-----------------|
| Property | Vaishnavi arcade, Kopri Village, Virar | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 302.25 | 332.48 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹6,948.00 | ₹6,316.00 | - |

| | | | |
|--|--|---|--|
| 8/3/24, 2:58 PM | | igr_7190 | |
| 719080 09-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 7190/2024 नोंदणी : Regn:63m | |
| गावाचे नाव : कोपरी | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 2100000 | | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1346716.8 | | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन :- इतर माहिती: गाव मोजे कोपरी,सर्व्हे नं 121(13-ए-1),हिस्सा नं 4/1,4/2,4/3,प्लॉट नं 1,2 व 3 या मिळकतीवरील बिल्डिंग टाईप 02,वैष्णवी आर्केड इमारतीमधील सदनिका क्र ए/104,पहिला मजला,एरिया 28.08 चौ मी रेरा कारपेट,विंग - ए((Survey Number : सर्व्हे नं 121(13-ए-1) ;)) | | |
| (5) क्षेत्रफळ | 28.08 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. एम.जे.व्ही. कॉर्पोरेशन तर्फे मालक व्यंकटी सी. समकोटी तर्फे कु मु फिरोज नदाफ - - वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कोपरी नाका,कार्बन इंडस्ट्रीज समोर,विरार पु.ता वसई,जि पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-CHVPS3759J | | |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मधु प्रवेश गुप्ता - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पंचशील नगर,हरिघाट,विठ्ठलवाडी,स्टेशन रोड,एसईएस सिंधी शाळे जवळ,उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं.-BQBPBG1788H 2): नाव:-प्रवेश बल्लभदास गुप्ता - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पंचशील नगर,हरिघाट,विठ्ठलवाडी,स्टेशन रोड,एसईएस सिंधी शाळे जवळ,उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं.-ALNPG9453D | | |
| (9) दस्तावेज करून दिल्याचा दिनांक | 03/04/2024 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 03/04/2024 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 7190/2024 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 147000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 21000 | | |
| (14)शेरा | | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th August 2024**

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 **₹ 22,16,000.00 (Rupees Twenty Two Lakhs Sixteen Thousands 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/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

