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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Yogesh Jivanlal Lakhani**

Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B, "**Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.**", Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India.

Latitude Longitude : 19°23'41.9"N 72°49'24.8"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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| 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B, "**Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.**", Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India belongs to **Shri. Yogesh Jivanlal Lakhani**.

Boundaries of the property

North : Internal Road  
South : 'A' Wing of Gokul Aangan CHSL  
East : Building NO. 3/A-B  
West : Farming Land

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 **₹ 33,39,360.00 (Rupees Thirty Three Lakhs Thirty Nine Thousands Three Hundred And Sixty 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. B-02, Ground Floor, Building No 04, Wing - B, "Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.",  
Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State -  
Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 15.02.2025 for Bank Loan Purpose.
1	Date of inspection	04.09.2024
3	Name of the owner / owners	<b>Shri. Yogesh Jivanlal Lakhani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B, "Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.", Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Shashikant Raut (Agent) Contact No. 9970612900
6	Location, Street, ward no	Village - Diwanman, District - Palghar
7	Survey / Plot No. of land	Village - Diwanman New Survey No - 39, 59/1, 67. 1911, 192
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. = 401.48 (Area as per Site measurement) Built Up Area in Sq. Ft. = 540.00 (Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Diwanman, Taluka - Vasai, District - Palghar, Pin - PIN - 401 202



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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.
	<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	8,200.00 (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>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1994 (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><b>Remark:</b></p> <p>1. As per Agreement Built up area is 540.00 Sq. Ft. As per measurement Carpet area is 401.48 Sq. Ft. The loading between Carpet to Built up is 35%. For the purpose of valuation we have considered the area as per agreement and adjusted the rate accordingly.</p> <p>2. Vacant flat on ground floor. Water logging problem during rainy season.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 15.02.2025 for Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B, "**Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.**", Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India belongs to **Shri. Yogesh Jivanlal Lakhani.**

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

1)	Copy of Agreement for sale Registration No.3628/2008 Dated 15.12.1994 between M/s. Suryodaya Builders(The Builder) And Shri. Yogesh Lakhani(The Purchaser).
2)	Copy of Declaration Dated 07.04.2008 by Mr. Yogesh J. Lakhani, Regn. No. 3628/2008.
3)	Copy of Commencement Certificate Consumer No. 469-92/93 Dated 15.10.1992 issued by Diwanman Grampanchayat..
4)	Copy of Society Maintenance Bill No. 15 Dated 30.04.2024 in the name of Mr. Yogesh Lakhani issued by Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd..
5)	Copy of Electricity Bill Consumer No. 001690404024 Dated 28.08.2024.

### 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 2.4 km. from Vasai Road Railway Station.

### Building

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC.(i.e. 1 BHK) This Residential Flat is Ceramic Tile Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 15th February 2025**

The Built Up Area of the Residential Flat	:	540.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1994 (As per site information)
Expected total life of building	:	60 Years
Age of the building	:	31 Years
Cost of Construction	:	540.00 Sq. Ft. X ₹ 2,400.00 = ₹ 12,96,000.00
Depreciation $\{(100 - 10) \times (31 / 60)\}$	:	46.50%
Amount of depreciation	:	₹ 6,02,640.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,300/- per Sq. M. i.e. ₹ 5,509/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,722/- per Sq. M. i.e. ₹ 4,248/- per Sq. Ft.
Value of property	:	540.00 Sq. Ft. X ₹ 7,300 = ₹39,42,000
Total Value of property as on 15th February 2025	:	₹39,42,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 15th February 2025	:	₹ 39,42,000.00 - ₹ 6,02,640.00 = ₹ 33,39,360.00
Total Value of the property	:	₹ 33,39,360.00
The realizable value of the property	:	₹30,05,424.00
Distress value of the property	:	₹26,71,488.00
Insurable value of the property (540.00 X 2,400.00)	:	₹12,96,000.00
Guideline value of the property (540.00 X 4248.00)	:	₹22,93,920.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B, "Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.", Krishna Township, Village - Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India for this particular purpose at ₹ **33,39,360.00 (Rupees Thirty Three Lakhs Thirty Nine Thousands Three Hundred And Sixty Only)** as on 15th February 2025

**NOTES**

- 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 **15th February 2025** is ₹ **33,39,360.00 (Rupees Thirty Three Lakhs Thirty Nine Thousands Three Hundred And Sixty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

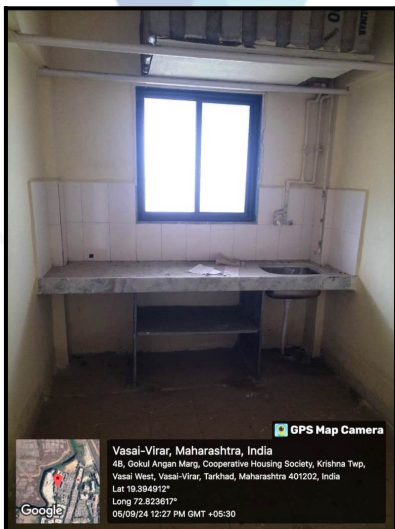
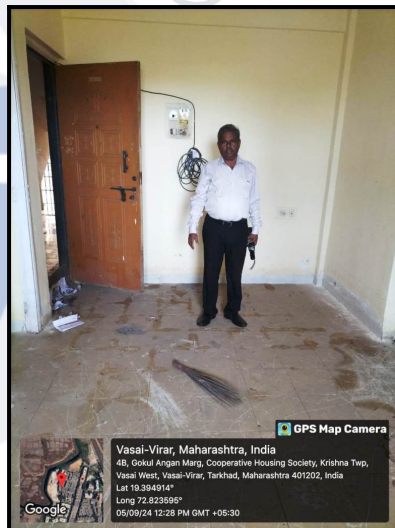
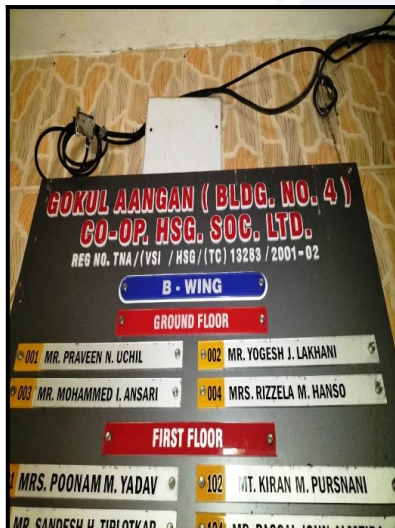
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 1994 (As per site information)				
4	Estimated future life	: 29 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	: Ceramic 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.	:
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

### Actual Site Photographs



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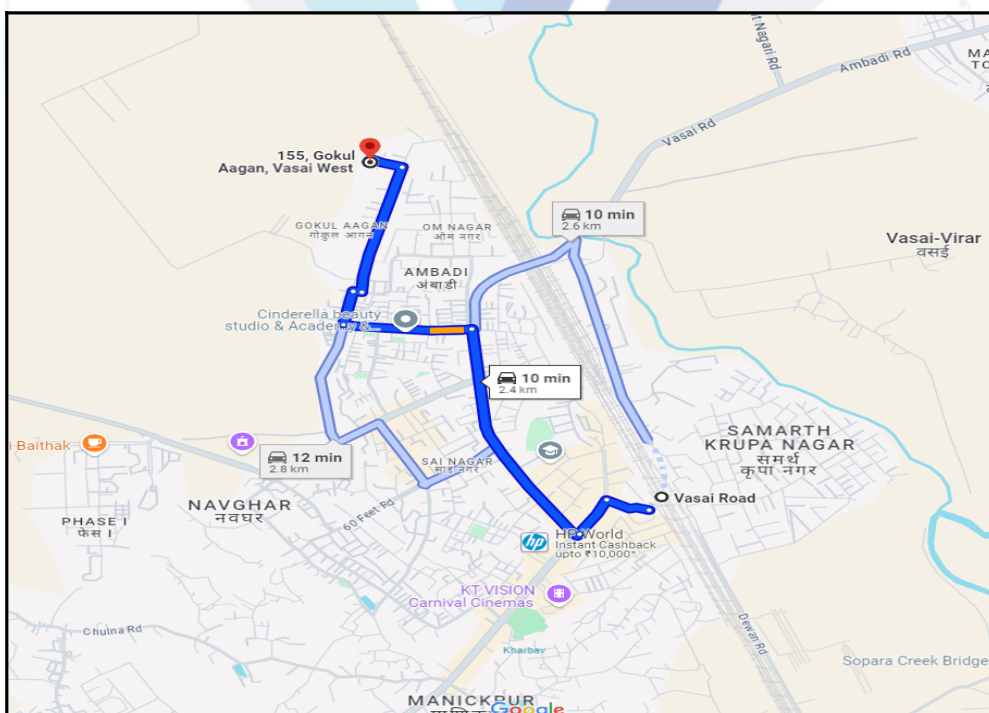
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## Route Map of the property



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



**Longitude Latitude: 19°23'41.9"N 72°49'24.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vasai Road - 2.4 km.).

## Ready Reckoner Rate

DIVISION / VILLAGE : DIWANMAN Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
9	3	15500	59300	70100	76700	70100
Survey No. 8, 9, 11, 15, 16, 21, 22, 23, 27, 28, 39, 67, 76, 77, 78, 79, 80, 140, 152						
<a href="#" style="color: white; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	59300			
No Increase on Flat Located on Ground Floor	-		TMI	
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>59,300.00</b>	<b>Sq. Mtr.</b>	<b>5,509.00</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)	43,800.00			
Percentage after Depreciation as per table(D)	31%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>45,722.00</b>	<b>Sq. Mtr.</b>	<b>4,248.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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


	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	321.43	450.00	-
<b>Percentage</b>	-	40%	-
<b>Rate Per Sq. Ft.</b>	₹11,822.00	₹8,444.00	-



Pay Rent Post Your Property New N Trupti Parmani Menu



Resale

**1 BHK Flat In Krishna Township For Sale In Vas...**

Vasai West

₹ 38 Lacs

Negotiable

₹ 21,779/Month

Estimated EMI

450

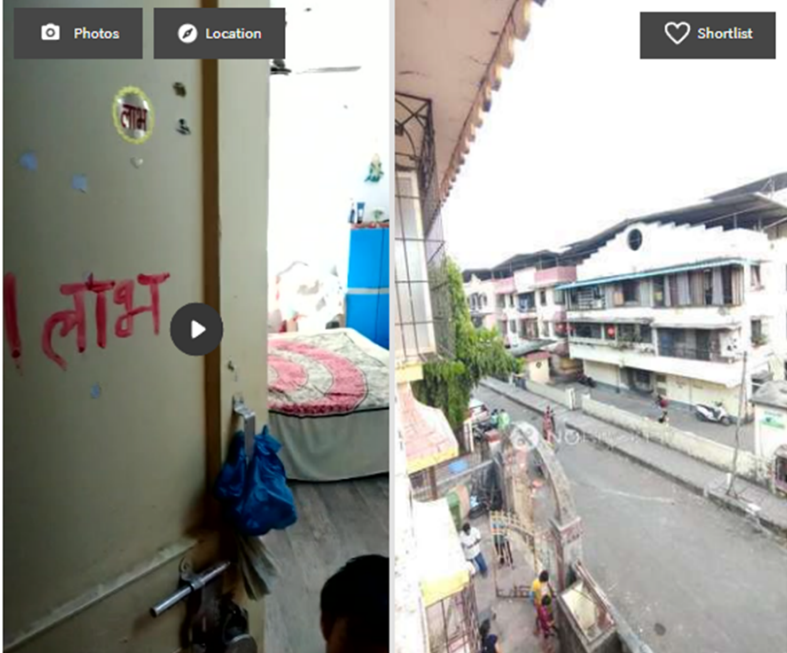
Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos Location Shortlist



<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Jun 14, 2024</b> <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>NA</b> <small>Balcony</small>	<b>Krishna Township</b> <small>Apartment</small>
<b>None</b> <small>Parking</small>	<b>Full</b> <small>Power Backup</small>

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: UCO Bank   Global City   Miraj Cinemas Fun Fiesta   YASHVANT GAURAV RIKSHA STAND

RAJHANS DREAMS EMERALD TOPAZ

**Overview**

<b>Age of Building</b> >10 Years	<b>Ownership Type</b> Self Owned
<b>Maintenance Charges</b> ₹1.8 Per Sq.Ft/M	<b>Flooring</b> Vitrified Tiles
<b>Builtup Area</b> 450 Sq.Ft	<b>Carpet Area</b> 410 Sq.Ft
<b>Furnishing Status</b> Unfurnished <span style="border: 1px solid green; padding: 2px 5px; font-size: x-small;">Furnish Now</span>	<b>Facing</b> East

**Activity On This Property**

**110**  
Unique Views

**0**  
Shortlists

**3**  
Contacted

Powered By: NBEstimate

**Similar Properties**

1 BHK Flat In Sadhana

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	375.00	525.00	-
Percentage	-	40%	-
Rate Per Sq. Ft.	₹9,733.00	₹6,952.00	-

8/31/24, 5:31 PM igr\_9373

937379 09-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 9373/2024 नोदणी : Regn:63m
<b>गावाचे नाव : दिवाणमान</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3650000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3226000	
(4) भू-मापन,पोटहिसा व परकामांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गाव मौजे दिवाणमान येथील सर्वे क्र.39,59/1,67,191,192 वरील सदनिका क्र. 118,पहिला मजला,ए विंग,बिल्डिंग क्र.55,आनंद सागर को-ऑप.हा.सो.लि.,कृष्णा टाउनशिप,ऑफ अंबाडी रोड,वसई रोड(प)401202(क्षेत्र 435 चौ. फुट कार्पेट)(क्षेत्र 525 चौ. फुट बिल्टअप)( ( Survey Number : 39, 59/1, 67, 191, 192 ; ) )	
(5) क्षेत्रफळ	48.79 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंधोनी ठिकोस्टा - वय:-58 पत्ता:-प्लॉट नं. प-104, माळा नं. -, इमारतीचे नाव: धुरी कॅम्पस को-ऑप.हा.सो.लि., ब्लॉक नं: सन सिटी, रोड नं: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAUPD9752G	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मी मंजन शर्मा - वय:-45; पत्ता:-प्लॉट नं. 22, माळा नं: तळ मजला, इमारतीचे नाव: आनंद सागर को-ऑप.हा.सो.लि., ब्लॉक नं: कृष्णा टाउनशिप,ऑफ अंबाडी रोड, रोड नं: वसई रोड(प), महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-BISPS3890M 2): नाव:-तलिता लक्ष्मी शर्मा - वय:-38; पत्ता:-प्लॉट नं. 22, माळा नं: तळ मजला, इमारतीचे नाव: आनंद सागर को-ऑप.हा.सो.लि., ब्लॉक नं: कृष्णा टाउनशिप,ऑफ अंबाडी रोड, रोड नं: वसई रोड(प), महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ESHPS7892M	
(9) दस्तावेज करून दिल्याचा दिनांक	08/07/2024	
(10) दस्त नोदणी केल्याचा दिनांक	08/07/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	9373/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	255500	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) गौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8889/igrSearch/668c8abc8351e23e6879ab99 1/1

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	295.00	413.00	-
Percentage	-	40%	-
Rate Per Sq. Ft.	₹10,169.00	₹7,264.00	-

8/31/24, 5:33 PM	igr_8948	
894879 09-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 8948/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : दिवाणमान</b>		
(1)वित्तेखाचा प्रकार	सेल डीड	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2538000	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे दिवाणमान येथील सर्वे क्र.39,59/1,67,191,192 वरील सदनिका क्र.208,दुसरा मजला,ए-2 विंग,ओम सागर को-ओप.हा.सो.ली,कृष्णा टाउनशिप,ऑफ अंबाडी रोड,वसई रोड प 401202(क्षेत्र 413 चौ. फुट बिल्टअप)(( Survey Number : 39, 59/1, 67, 191, 192 : ))	
(5) क्षेत्रफळ	38.38 चौ.मीटर	
(6)आकारणी किंवा जुळी 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:-विनया विलास येरुणकर - वय:-63 पत्ता:-प्लॉट नं.:208, ए-2 विंग, माळी नं.: दुसरा मजला, इमारतीचे नाव: ओम सागर को-ओप.हा.सो.ली, ब्लॉक नं.: कृष्णा टाउनशिप, ऑफ अंबाडी रोड, रोड नं.: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AEUPY8709E 2): नाव:-मायता देणार वैशाळी हेमंत जाधव उर्फ वैशाळी विलास येरुणकर - वय:-36 पत्ता:-प्लॉट नं.: 108, ए-2 विंग, माळी नं.: पहिला मजला, इमारतीचे नाव: ओम सागर को-ओप.हा.सो.ली, ब्लॉक नं.: कृष्णा टाउनशिप, ऑफ अंबाडी रोड, रोड नं.: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- 3): नाव:-मायता देणार सेहल विलास येरुणकर - वय:-31 पत्ता:-प्लॉट नं.: रूम नं.: 56, बिल्डिंग नं.: 2, माळी नं.: -, इमारतीचे नाव: तपस्या कॉ ओप. हो. सो.ली, ब्लॉक नं.: प्रबोधन केंद्र भवन मार्ग, सिद्धरथ नगर, रोड नं.: गोरगाव प, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमंत प्रकाश जाधव - वय:-36; पत्ता:-प्लॉट नं.: 108, ए-2 विंग, माळी नं.: पहिला मजला, इमारतीचे नाव: ओम सागर को-ओप.हा.सो.ली, ब्लॉक नं.: कृष्णा टाउनशिप, ऑफ अंबाडी रोड, रोड नं.: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AKWPJ0074B 2): नाव:-वैशाळी हेमंत जाधव - वय:-36; पत्ता:-प्लॉट नं.: 108, ए-2 विंग, माळी नं.: पहिला मजला, इमारतीचे नाव: ओम सागर को-ओप.हा.सो.ली, ब्लॉक नं.: कृष्णा टाउनशिप, ऑफ अंबाडी रोड, रोड नं.: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADCPY4992N	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8948/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
<a href="https://staging.vastukala.co.in:8889/igrSearch/668c8a88047f553e3b781dd8">https://staging.vastukala.co.in:8889/igrSearch/668c8a88047f553e3b781dd8</a>		
		1/2



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th February 2025**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## 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 **₹ 33,39,360.00 (Rupees Thirty Three Lakhs Thirty Nine Thousands Three Hundred And Sixty 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



Since 1989

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

An ISO 9001 : 2015 Certified Company

