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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 : **Mr. Sarfaraz Abdul Razak Ansari**

Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "**Mahesh Megha Co-Op. Hsg. Soc. Ltd.**", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -India.

Latitude Longitude : 19°28'18.4"N 72°49'44.1"E

### Intended User:

**Cosmos Bank**

**DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),  
Mumbai - 400 068

### 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. 203, 2<sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "Mahesh Megha Co-Op. Hsg. Soc. Ltd. ", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -India belongs to **Mr. Sarfaraz Abdul Razak Ansari**.

Boundaries	:	Building	Flat
North	:	J.B. Niwas Apartment	Marginal Space
South	:	Mahalaxmi Residency	Marginal Space
East	:	Anand Nagar CHSL	Staircase
West	:	Internal Road & Ganesh Apartment	Marginal Space

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 **₹ 37,65,840.00 (Rupees Thirty Seven Lakhs Sixty Five Thousands Eight Hundred And Forty 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. 203, 2<sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "Mahesh Megha Co-Op. Hsg. Soc. Ltd. ", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -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 09.10.2024 for Housing Loan Purpose.
1	Date of inspection	09.10.2024
3	Name of the owner / owners	<b>Mr. Sarfaraz Abdul Razak Ansari</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. 203, 2 <sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "Mahesh Megha Co-Op. Hsg. Soc. Ltd. ", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -India.  <b>Contact Person :</b> Mr. Sarfaraz Abdul Razak Ansari (Owner) Contact No. 9702164437
6	Location, Street, ward no	Mahesh Megha CHSL Village - Kopari, Virar (East) District - Palghar
7	Survey / Plot No. of land	Village - Kopari New Survey No - 115 & Hissa No. 37, 41, 42, 43, 44B
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. = 579.56 (Area as per Site measurement) Carpet Area in Sq. Ft. = 523.00 Niche Area in Sq. Ft. = 56.00</b>  <b>Built Up Area in Sq. Ft. = 680.00 (Area As Per Agreement For Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Kopari, Virar (East) Taluka - Vasai, District - Palghar, Pin - PIN - 401 303
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?	Owner Occupied - Mr. Sarfaraz Abdul Razak Ansari
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sarfaraz Abdul Razak Ansari
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	8,500.00 (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 – 2010 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias BRANCH Branch to assess Fair Market Value as on 09.10.2024 for Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "**Mahesh Megha Co-Op. Hsg. Soc. Ltd.**", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -India belongs to **Mr. Sarfaraz Abdul Razak Ansari**.

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

1)	Copy of Agreement For Sale No.1892 / 2012 Dated 24.02.2012 between Mrs. Jyoti Purshottam Bheda(The Transferor) And Mr. Sarfaraz Abdul Razak Ansari(The Transferee).
2)	Copy of Part Occupancy Certificate No.CIDCO / VVSR / POC / BP - 1731 / E / 238 Dated 22.03.2010 issued by CIDCO.
3)	Copy of Commencement Certificate No.CIDCO / VVSR / CC / BP - 1731 / E / 2060 Dated 29.03.2007 issued by CIDCO.
4)	Copy of Property Tax Bill Property No.CH04 / 1382 / 63 Dated 23.02.2024 And Mr. Sarfaraz Abdul Razak Ansari(The Transferee) issued by Vasai Virar City Municipal Corporation.
5)	Copy of Electricity Bill Consumer No.001880303941 dated 08.08.2024 in the name of Mr. Sarfaraz Abdul Razak Ansari issued by MSEDCL.
6)	Copy of Society Maintenance Bill No.2400190 dated 01.07.2024 in the name of Mr. Sarfaraz Abdul Razak Ansari issued by Mahesh Megha Co-Op. Hsg. Soc. Ltd.

### Location

The said building is located at Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Residential Zone. It is at a traveling distance 3.6 Km. from Virar Railway Station.

### Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



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walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 6 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Toilet + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 9th October 2024**

The Built Up Area of the Residential Flat	:	680.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2010 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	680.00 Sq. Ft. X ₹ 2,200.00 = ₹ 14,96,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 3,14,160.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,240/- per Sq. M. i.e. ₹ 3,646/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 34,141/- per Sq. M. i.e. ₹ 3,172/- per Sq. Ft.
Value of property as on 9th October 2024	:	680.00 Sq. Ft. X ₹ 6,000 = ₹40,80,000.00

(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)

<b>Fair value of the property as on 9th October 2024</b>	:	<b>₹ 40,80,000.00 - ₹ 3,14,160.00 = ₹ 37,65,840.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 37,65,840.00</b>
<b>The realizable value of the property</b>	:	<b>₹33,89,256.00</b>
<b>Distress value of the property</b>	:	<b>₹30,12,672.00</b>
<b>Insurable value of the property (680.00 X 2,200.00)</b>	:	<b>₹14,96,000.00</b>
<b>Guideline value of the property (680.00 X 3172.00)</b>	:	<b>₹21,56,960.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 3, Wing - A, Shree Jivdani Krupa Complex, "Mahesh Megha Co-Op. Hsg. Soc. Ltd. ", Mahesh Megha CHSL, Village - Kopari, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 303, State - Maharashtra, Country -India for this particular purpose at **₹ 37,65,840.00 (Rupees Thirty Seven Lakhs Sixty Five Thousands Eight Hundred And Forty Only)** as on 9th October 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 **9th October 2024** is **₹ 37,65,840.00 (Rupees Thirty Seven Lakhs Sixty Five Thousands Eight Hundred And Forty 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	:	Ground + 4 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 <sup>nd</sup> Floor
3	Year of construction	:	2010 (As Per Part Occupancy Certificate)
4	Estimated future life	:	46 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 .
8	Partitions	:	.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.



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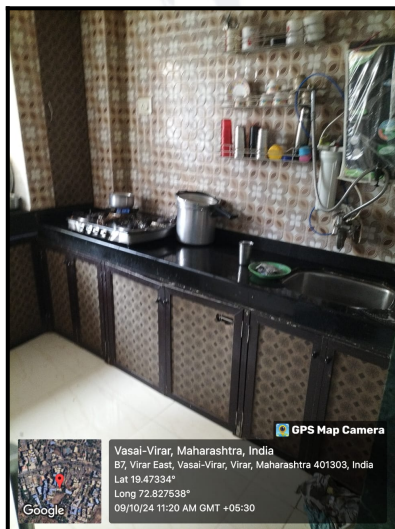
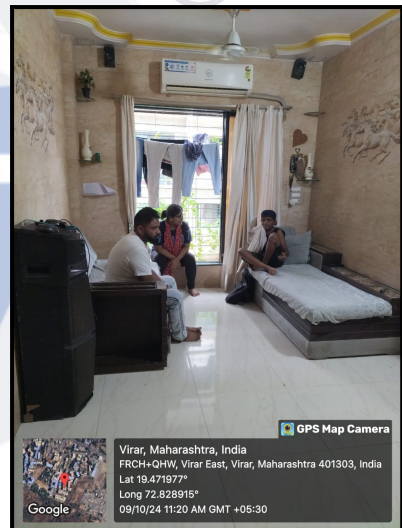
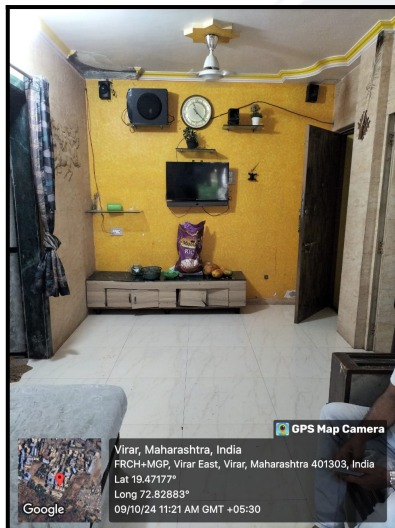
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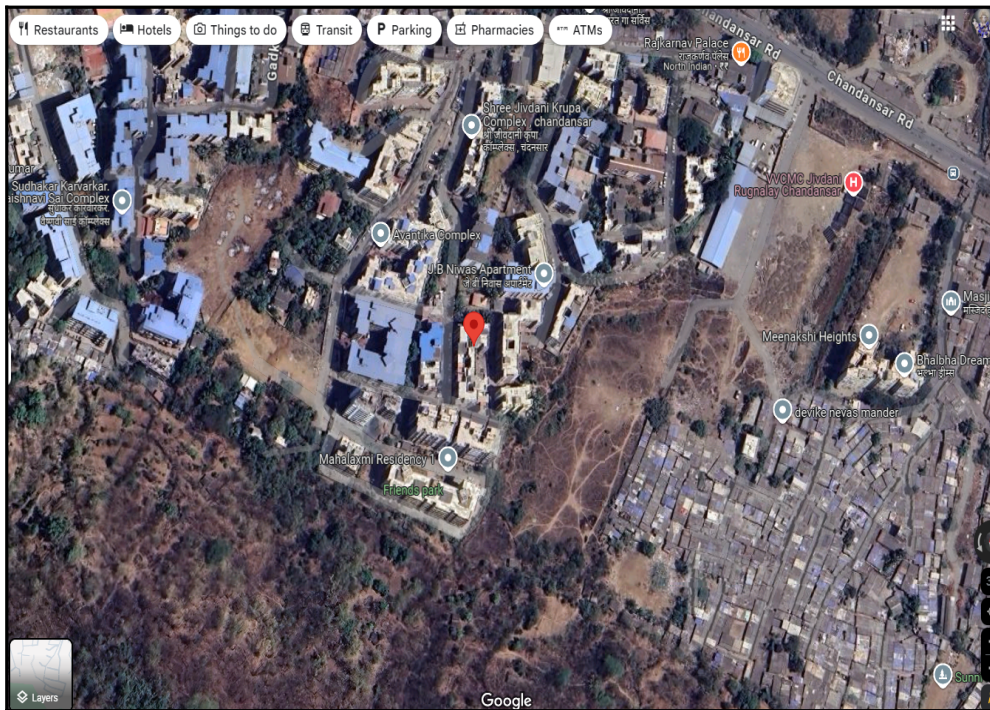


Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
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

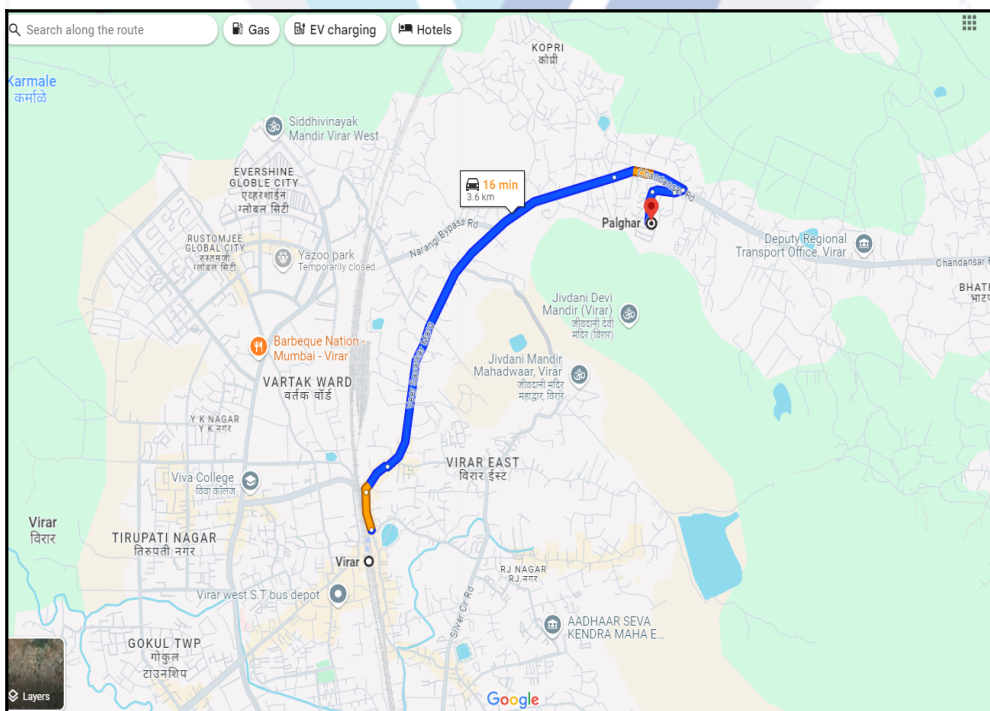
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°28'18.4"N 72°49'44.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Virar - 3.6 Km. ).

## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
<b>Valuation For Rural Area</b>			
<b>Location Details</b>			
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name <span style="float: right;">Kokan</span>	
District Name <span style="float: right;">पालघर</span>	Taluka Name <span style="float: right;">वसई</span>	Village/Zone Name <span style="float: right;">गावाचे नांव - मीने कापरी</span>	
Attribute <span style="float: right;">सह नंबर</span>	115	SubZone Name <span style="float: right;">३-रहियास व इतर तसम २</span>	
Mahapalika Area <span style="float: right;">Vasai-Virar Municipal C</span>			
	Open Land	Residence	Office
	2820	43600	49100
		Shop	Industry
		54700	49100
	Unit		Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	43600			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	4360			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>39,240.00</b>	<b>Sq. Mtr.</b>	<b>3,646.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2820			
The difference between land rate and building rate(A-B=C)	36,420.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>34,141.00</b>	<b>Sq. Mtr.</b>	<b>3,172.00</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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	517.00	620.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹7,737.00	₹6,452.00	-

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**1 BHK Flat In Vaishnavi Sai Complex For Sale In ...**  
Chandan Sar Road, Virar East, Mumbai-401305, Maharashtra, IN...

**₹ 40 Lacs**  
Negotiable

**₹ 22,925/Month**  
Estimated EMI

**620**  
Sq.Ft

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Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Chandansar / 1bhk Flat for Sale in Chandansar / Property Details

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**None**  
Parking

**Jul 11, 2024**  
Posted On

**Immediately**  
Possession

**Vaishnavi Sai Comp...**  
Apartment

**None**  
Power Backup

**Get Owner Details**

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: Virar Global City Virar D Mart Woodland Cinemas Sai Krupa Pure Veg Restaurant

### Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq.Ft/M	Flooring	NA
Builtup Area	620 Sq.Ft	Furnishing Status	Unfurnished <span style="border: 1px solid #007060; padding: 1px 5px;">Furnish Now</span>
Facing	North	Floor	1/5
Parking	None	Gated Security	No

### Activity On This Property

**9**

Unique Views

**0**

Shortlists

**0**

Contacted


Powered By : NBEstimate


### Similar Properties


**1 BHK Flat In Vaishnavi ...**  
Chandan Sar Road, Virar East, M...  
Within 5 km

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	521.00	625.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,637.00	₹7,200.00	-



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**1 BHK Flat In Vaishnavi Sai Complex For Sale In ...**  
Chandan Sar Road, Virar East, Mumbai-401305, Maharashtra, IN...

**₹ 45 Lacs**  
Non-negotiable

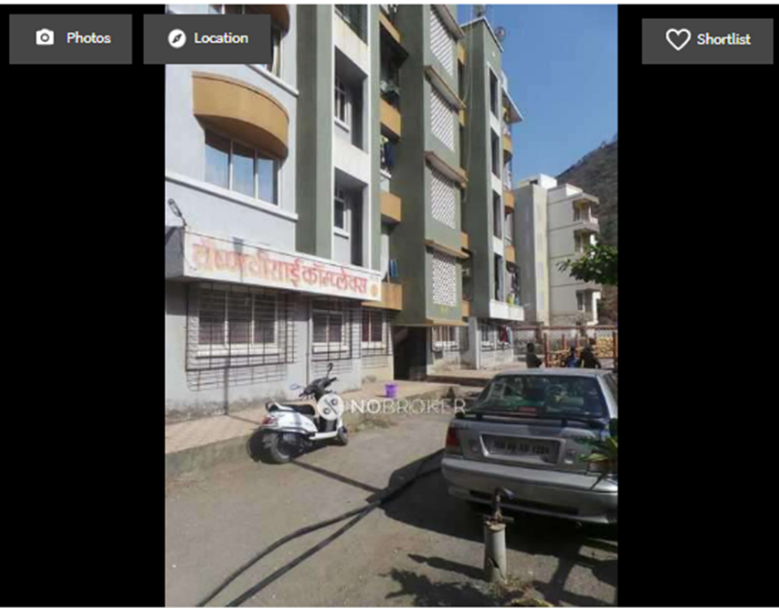
**₹ 25,791/Month**  
Estimated EMI


**625**  
Sq.Ft

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Photos
Location



 Shortlist

<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Aug 29, 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>Vaishnavi Sai Comp...</b> <small>Apartment</small>
<b>Bike</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Abhyudaya Co-Operative Bank Ltd Intense Fitness Centre Shubham Lifeline Multispeciality Hospital  
Woodland Cinemas Shakun Park

**Overview**

Age of Building: 3-5 Years	Ownership Type: Self Owned
Maintenance Charges: ₹1.0 Per Sq.Ft/M	Flooring: NA
Builtup Area: 625 Sq.Ft	Furnishing Status: Unfurnished <a href="#">Furnish Now</a>
Facing: Don't Know	Floor: 5/7
Parking: Bike	Gated Security: No

**Activity On This Property**


**8**  
Unique Views

**0**  
Shortlists


**0**  
Contacted

Powered By: NBEstimate

**Similar Properties**



**1 BHK Flat In Nutan Vin...**  
Chandansar Road Near Rajkarna...  
Within 5 km




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Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201789

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	383.00	459.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹6,005.00	₹5,011.00	-



543880

05-05-2024

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 : 5438/2022

नोंदणी :

Regn.63m

#### गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2300000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1548195
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कोपरी,स नं 115,हि नं 37,41,42,43,44बी,विभाग 3,सदनिका क्र 101,पहिला मजला,विंग बी,श्री जिवदानी कृपा कॉम्प्लेक्स,बि नं 1,ब्रम्हा दर्शन को ऑ हौ सो लि,क्षेत्र 42.65 चौ मी बिल्टअप.( ( Survey Number : 115,हि नं 37,41,42,43,44बी ; ) )
(5) क्षेत्रफळ	42.65 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संकेत अरूण परब - - वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सियाराम बाबा अवार कॅम्पाउंड,केतकीपाडा,दहिसर चेक नाका,दहिसर पू,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-BGAPP7236E 2): नाव:-अनिता अरूण परब - - वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सियाराम बाबा अवार कॅम्पाउंड,केतकीपाडा,दहिसर चेक नाका,दहिसर पू,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AUUPP4971F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धीरज सोनी - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रू नं ई-7,साई वेदांत नगर,पाटील वाडी,चंदनसार रोड,कातकरी पाडा,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BAAPS7689Q 2): नाव:-निधी धीरज सोनी - - वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रू नं ई-7,साई वेदांत नगर,पाटील वाडी,चंदनसार रोड,कातकरी पाडा,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BPJPN6392H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	01/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5438/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	138000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14)शेरा	
मुल्यांकनासाठी 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	377.00	452.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹5,703.00	₹4,757.00	-



1054280 18-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 10542/2019 नोंदणी : Regn:63m
<b>गावाचे नाव : कोपरी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2150000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1386000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: गांव मौजे कोपरी सर्वे नं 115,हिस्सा नं. 37,41,42,43,44बी विभाग 4 क्र. 2,सदनिका क्र. बी/05,तळ मजला,महेश मेघा को-ऑप हौसिंग सोसायटी ली.बिल्डींग नं 3,श्री जिवदानी कृपा कॉम्प्लेक्स क्षेत्र 42.00 चौ मी. बिल्ट-अप एरिया . ( ( Survey Number : 115 ; HISSA NUMBER : 37,41,42,43,44B ; ) )	
(5) क्षेत्रफळ	42.00 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मीनाक्षी वर्धराजन - - वय:-51 पत्ता:-प्लॉट नं: बी/05, माळा नं: तळ मजला , इमारतीचे नाव: महेश मेघा को-ऑप हौसिंग सोसायटी ली. बिल्डींग नं 3 , ब्लॉक नं: श्री जिवदानी कृपा कॉम्प्लेक्स , रोड नं: चंदन्सार रोड विरार पूर्व , महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AFYPM8519H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश जे. यादव वय:-47; पत्ता:-प्लॉट नं: ए/22 , माळा नं: -, इमारतीचे नाव: न्यू पराग अपार्टमेंट , ब्लॉक नं: वीर सावरकर मार्ग मकवाना कॉम्प्लेक्स, रोड नं: विरार पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ADBPY2482J 2): नाव:-रेखा आर. यादव वय:-45; पत्ता:-प्लॉट नं: ए/22, माळा नं: -, इमारतीचे नाव: न्यू पराग अपार्टमेंट , ब्लॉक नं: वीर सावरकर मार्ग मकवाना कॉम्प्लेक्सच्या समोर, रोड नं: विरार पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AEZPY8673C	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2019	
(10)दस्त नोंदणी केल्याचा दिनांक	30/07/2019	
(11) अनुक्रमांक,खंड व पृष्ठ	10542/2019	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	129000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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 **9th October 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 **₹ 37,65,840.00 (Rupees Thirty Seven Lakhs Sixty Five Thousands Eight Hundred And Forty 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



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