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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Dhirendra Bansu Saroj**

Residential Flat No. 402, 4th Floor, Building No 5, Wing - A, "**Namo Shivaasthu City**", Village -
Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, State - Maharashtra, India.

Latitude Longitude : 19°42'16.4"N 72°47'14.0"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, Building No 5, Wing - A, "**Namo Shivaasthu City**", Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, State - Maharashtra, India belongs to **Mr. Dharendra Bansu Saroj**.

Boundaries of the property

North	: Open Plot
South	: Compound / Open Plot
East	: Internal Road
West	: Wing- B

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 20,79,000.00 (Rupees Twenty Lakhs Seventy Nine 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.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

Encl.: Valuation report




Residential Flat No. 402, 4th Floor, Building No 5, Wing - A, "**Namo Shivaasthu City**", Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, 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 26.12.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
1	Date of inspection	17.12.2024
3	Name of the owner / owners	Mr. Dharendra Bansu Saroj 
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	Address: Residential Flat No. 402, 4 th Floor, Building No 5, Wing - A, " Namo Shivaasthu City ", Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, State - Maharashtra, India. Contact Person : Mr. Ganesh Mudaliar (Bank Representative) Contact No. 9820464312
6	Location, Street, ward no	Village - Vevoor, District - Palghar
7	Survey / Plot No. of land	Village - Vevoor New Survey No - 106/1/2/3 (Part), 106/4 & 110
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	<p>Carpet Area in Sq. Ft. = 434.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 369.00 Enclosed Balcony Area in Sq. Ft.= 46.00</p> <p>Carpet Area in Sq. Ft. = 378.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 415.80 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Vevoor, Taluka - Palghar, District - Palghar, Pin - PIN Code - 401 404
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	4,300.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (Building Completion 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.
	<p>Remark: As per Site Inspection, Actual Total Carpet area 415.00 Sq. Ft. (Including Carpet Area – 369 Sq. Ft. & Balcony Area in Sq. Ft. - 46.00) is more than Carpet Area 350.00 Sq. Ft. mentioned in the Agreement for Sale provided to us. We have considered area mentioned in the Agreement for Sale. Hence, to give proper weightage to the value of the property, higher rate i.e., 5,100/- per Sq. Ft. on Carpet Area is considered.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 26.12.2024 for Residential Flat No. 402, 4th Floor, Building No 5, Wing - A, "**Namo Shivaasthu City**", Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, State - Maharashtra, India belongs to **Mr. Dharendra Bansu Saroj**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.67/2021 Dated 29.12.2020 between SRK Real Heights Private Limited(The Developers) And Mr. Dharendra Bansu Saroj(The purchaser).
2)	Copy of RERA Certificate No.P51900010824 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate No.NP / BP / Karya - 21 / 2015 - 2016 Dated 04.06.2015 issued by Palghar Municipal Council.
4)	Copy of Completion Certificate Dated 31.01.2021 issued by Vastushilp Associates.

Location

The said building is located at Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404. The property falls in Residential Zone. It is at a traveling distance 2.7 Km from Palghar Railway Station.



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Building

The building under reference is having Part Ground + Part Stilt + 4 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 Good. The building is used for Residential purpose. 4th Floor is having 2 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th December 2024

The Carpet Area of the Residential Flat	:	378.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	3 Years
Cost of Construction	:	415.80 Sq. Ft. X ₹ 2,200.00 = ₹ 9,14,760.00
Depreciation $\{(100 -) \times (3 / 60)\}$:	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	:	₹ 29,500/- per Sq. M. i.e. ₹ 2,741/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	378.00 Sq. Ft. X ₹ 5,500 = ₹20,79,000
Total Value of property as on 26th December 2024	:	₹20,79,000.00

(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 26th December 2024	:	₹ 20,79,000.00 - ₹ 0.00 = ₹ 20,79,000.00
Total Value of the property	:	₹ 20,79,000.00
The realizable value of the property	:	₹17,67,150.00
Distress value of the property	:	₹14,55,300.00
Insurable value of the property (415.80 X 2,200.00)	:	₹9,14,760.00
Guideline value of the property (415.80 X 2616.00)	:	₹8,71,101.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, Building No 5, Wing - A, "Namoo Shivaasthu City", Village - Vevoor, Taluka - Palghar, District - Palghar, PIN Code - 401 404, State - Maharashtra, India for this particular purpose at **₹ 20,79,000.00 (Rupees Twenty Lakhs Seventy Nine Thousands**



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Only as on 26th December 2024

NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26th December 2024** is **₹ 20,79,000.00 (Rupees Twenty Lakhs Seventy Nine 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.



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PART III- VALUATION

I, hereby declare that

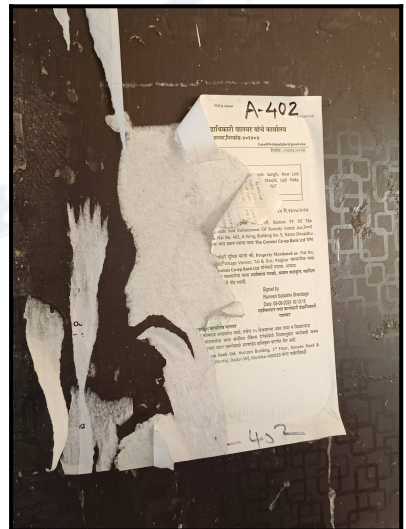
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 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 4 th Floor				
3	Year of construction	: 2021 (Building Completion Certificate)				
4	Estimated future life	: 57 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 Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified 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.	: 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

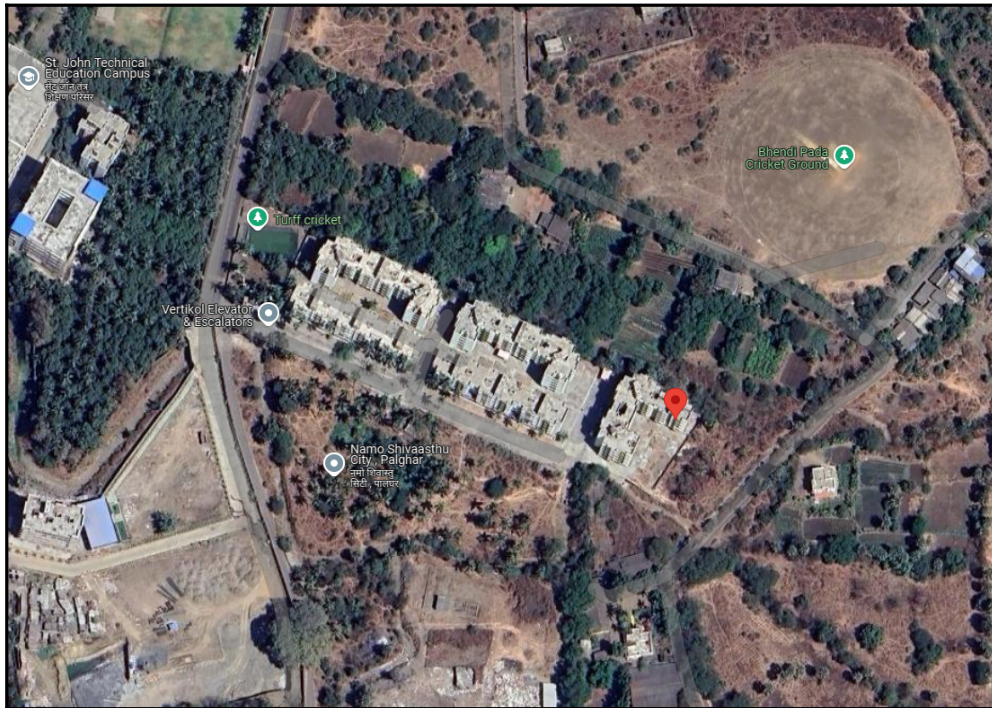
Actual Site Photographs



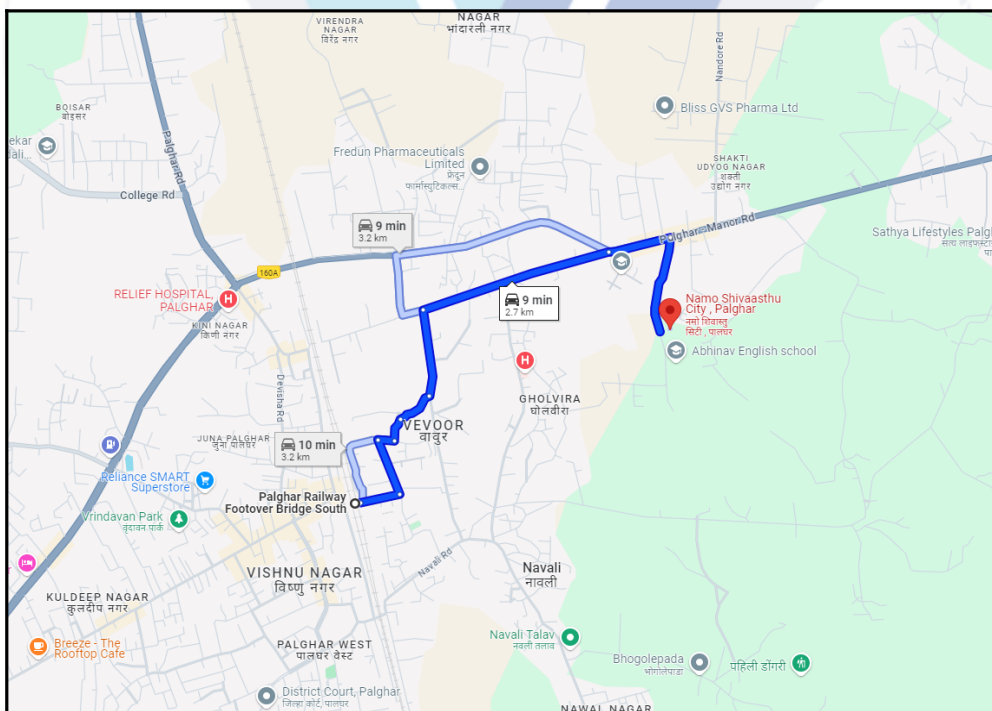
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°42'16.4"N 72°47'14.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Palghar - 2.7 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक			एकक (Rs./)	Attribute
5/39-2.1) मौजे (गांव) वेवूर - जिरायत जमिनी / अविकसीत जमिनी	2120	0	0	0	0	चौ. मीटर	गट नंबर
5/40-2.2) मौजे (गांव) वेवूर - गट नंबर	2650	29500	34400	38800	34400	चौ. मीटर	गट नंबर
5/46-4.3) मौजे (गांव) वेवूर - गट नंबर	2950	23300	27000	29300	27000	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	29500			
Decrease by 20% on Flat Located on 4 th Floor	5900			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	23,600.00	Sq. Mtr.	2,193.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2650			
The difference between land rate and building rate(A-B=C)	20,950.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	28,158.00	Sq. Mtr.	2,616.00	Sq. Ft.

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



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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



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Price Indicators

Property	Nmo Shivaasthu City, Palghar		
Source	square yards		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	387.00	425.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,798.00	₹5,271.00	-

The screenshot displays a real estate listing on the Square Yards platform. At the top, there's a navigation bar with options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', 'Residential', 'Seller', 'Rent Property', 'Intelligence', and 'Login'. The main image shows a modern multi-story apartment building with a ground-floor retail area featuring brands like Dolce & Gabbana, Ralph Lauren, Dior, Versace, Giorgio Armani, Louis Vuitton, and Chanel. Below the image, the listing is titled 'Namo Shivaasthu City' in Palghar, Mumbai, with a price range of ₹22.44 Lac - 38.00 Lac. A prominent green button offers to 'Request More Information or a Callback'. Below this, there are four service boxes: 'Get a CIBIL Linked Home Loan Estimate' (50+ Banks, Max Loan Amount, Lowest ROI), 'Interiors Package Starting from ₹1.4L' (Made to Order, Lowest Prices, 10-Year Warranty), 'Professional Valuation Report in ₹999' (Market Value, Govt. Value, Rental Value), and 'Are you Looking to Advertise a Property?' (10Mn Property Seekers, Transaction Every 15 Minutes). Each box has a corresponding call-to-action button.

Price Indicators

Property	Nmo Shivaasthu City, Palghar		
Source	https://www.99acres.com/		
Floor	1st		
	Carpet	Built Up	Saleable
Area	372.00	409.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,914.00	₹5,376.00	-

99acres

[Buy](#) | Enter Locality / Project / Society / Landmark

Home > Flats in Palghar > Flats in Vevoor > 1 BHK Flats in Vevoor > 5 to 10 Lakh Posted on Sep 19, 2024 | Ready to move

₹22 Lac @ 5,929 per sq.ft.

Estimated EMI ₹ 17,571

1BHK 1Bath

Flat/Apartment for Sale

in Namo Shivaasthu City, Vevoor, Palghar, Maharashtra

[Contact Owner FREE](#)
[Shortlist](#)

RERA STATUS
REGISTERED | Registration No: P51900010824 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Society Reviews
Recommendatic >

Property (10) | Society (17)

Photos (1/10)

Area

Carpet area: 371.05 sq.ft. (34.47 sq.m.)

Price

₹ 22 Lac+ Govt Charges & Tax @ 5,929 per sq.ft. (Negotiable)

Floor Number

1st of 5 Floors

Property Age

1 to 5 Year Old

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

Address

Namo Shivaasthu City
Vevoor, Palghar

Facing

East

Why should you consider this property?

East Facing
24*7 Water
Close to School
Close to Market
Gated Society
Close to Airport
Parking Available
Modular Kitchen
Furnished

Transaction Type: Resale	Property Ownership: Freehold	Furnishing: Furnished	Gated Community: Yes
Parking: 0 Covered, 0 Open	Water Source: 24*7 Water	Power Backup: None	Property Code: X59532430 www.99acres.com/X59532430

About Property

Address: Vevoor, Palghar, Maharashtra

We are the proud owners of this 1 bhk apartment available in , vevoor, palghar. This furnished apartment is a 1-5 year old property, priced approximately at rs. 5929.00 per sq.Ft. Or rs. Rs 22 lac. it is a resale and a ready to move in apartment. The unit is located on 1st floor and has a carpet a...

More >>>

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Sale Instances

Property	Rudrakshya Apartment, Vevur Palghar		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	327.00	359.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,581.00	₹5,074.00	-

23/12/2024, 15:46

igr_494

494/542

26-03-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर-2

दस्त क्रमांक : 494/2024

नोदणी :

Regn:63m

गावाचे नाव : वेवूर (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	1825000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1046402
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: मौजे वेवूर,ता. जि. पालघर येथील नगर परिषद पालघर हद्दीतील गावठाण जमिनी वरील जुना घर नं. डी - 1015,नवीन घर नं. 4001130 वरील असलेल्या रुद्रान्हा इमारती मधील ए विंग मधील सदनिका क्र. ए- 102,पहिला मजला चे क्षेत्र 327 चौ. फूट कार्पेट चा विक्रीकरार.((Block Number : A-102 ;))
(5) क्षेत्रफळ	327 चौ.फूट
(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:-निलेश रामअवतार अग्रवाल वय:-46 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा. ए ११/१०१, प्रबोध, शांती नगर, अयप्पा मंदिर जवळ, मीरा रोड पूर्व, ठाणे ४०११०७., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ADZPA6628E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रत्नदीपा संदीप सिंह वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा. फ्लॅट नं. १०२, ए विंग, रुद्रान्हा अपार्टमेंट, नवली, वेवूर, ता. जि. पालघर ४०१४०४., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401404 पॅन नं:-HOMPS9436D
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
(10) दस्त नोदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	494/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	18250

Sale Instances

Property	Ador Greens, Vevur Palghar		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	345.00	379.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,194.00	₹4,722.00	-

23/12/2024, 15:45		igr_5130	
5130542		सूची क्र.2	
21-07-2024		दुय्यम निबंधक : दु.नि.पालघर-2	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 5130/2024	
		नोदणी :	
		Regn:63m	
गावाचे नाव : वेवूर (प्रभाव क्षेत्र)			
(1) विलेखाचा प्रकार	विक्री करारनामा		
(2) मोबदला	1792000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	998000		
(4) मू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: मौजे वेवूर,ता व जिल्हा पालघर येथील सर्वे नं.9/पै/10ए/प्लॉट नं.15/9/पै/10ए/प्लॉट नं.17 9/16 या जमिनीवर बांधण्यात आलेली अडोर ग्रीन्स बी विंग या इमारतीतील तिसऱ्या मजल्यावरील सदनिका क्र.303 ज्याचे क्षेत्र 29.28 चौ.मी.कारपेट + ओपन बाल्कनी एरिया 2.75 चौ.मी कारपेट क्षेत्र असे एकुण 32.03 चौ.मी कारपेट क्षेत्र हा या विक्रीकराराचा विषय आहे.((Survey Number : सर्वे नं. ९/पै/१०ए/प्लॉट नं.१५/९/पै/१०ए/प्लॉट नं.१७ ९/१६ ;))		
(5) क्षेत्रफळ	32.02 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:-गोमेद रिअल्टी तर्फे प्रो.प्रा.देवेन्द्र अशोक दुबे एच यु एफ -- वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पत्ता:- ९०६, धीरज व्याली टॉवर, मोहन गोखले रोड,साई बाबा कॉम्प्लेक्स जवळ, गोरगाव (इस्ट) मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ANIPK245 IN		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अम्बेन्द्र कुमार तिवारी - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा.चेनारी गाव, रोहतांस,बिहार , बिहार, KAIMUR (BHABUA). पिन कोड:-821104 पॅन नं:-AFYPT7699K 2): नाव:-यशस्विनी कुमारी - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा.चेनारी गाव, रोहतांस,बिहार , बिहार, क्राईऊर (ब:आबूआ). पिन कोड:-821104 पॅन नं:-COXP8124A		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	15/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5130/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	107600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17920		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th December 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 **₹ 20,79,000.00 (Rupees Twenty Lakhs Seventy Nine Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20



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