

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput**

Residential Flat No. 004, Ground Floor, Wing - B, "**Shree Veena Co-Op. Hsg Soc. Ltd.**", Sector I,
Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401
208, State - Maharashtra, Country - India.

Latitude Longitude : 19°24'6.1"N 72°50'2.7"E

Intended User:

Cosmos Bank
Mulund East

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**",
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400
081, State – Maharashtra, Country – India

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 004, Ground Floor, Wing - B, "**Shree Veena Co-Op. Hsg Soc. Ltd.**", Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput.**

Boundaries of the property

North : Turning Point Building
South : Sitar CHSL
East : Vasant Nagari Road
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 35,45,500.00 (Rupees Thirty Five Lakhs Forty Five Thousands Five Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Residential Flat No. 004, Ground Floor, Wing - B, "Shree Veena Co-Op. Hsg Soc. Ltd. ", Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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 29.01.2025 for Housing Loan Purpose.
1	Date of inspection	28.01.2025
3	Name of the owner / owners	Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 004, Ground Floor, Wing - B, "Shree Veena Co-Op. Hsg Soc. Ltd. ", Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India. Contact Person : Mrs. Asha Bangera (Owner's Mother) Contact No. 9920612760
6	Location, Street, ward no	Vasant Nagari Village - Manikpur, Vasai Road (East) District - Palghar
7	Survey / Plot No. of land	Village - Manikpur Old Survey No - 108, 109, 110, 111, 112 & New Survey No. 107
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 349.95 (Area as per Site measurement) Saleable Area in Sq. Ft. = 490.00 (Area As Per Sale Deed)

13	Roads, Streets or lanes on which the land is abutting	Village - Manikpur, Vasai Road (East) Taluka - Vasai, District - Palghar, Pin - PIN - 401 208
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?	Owner Occupied - Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput
	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 CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	8,400.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1995 (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.
	Remark: The loading between measured Carpet to Super built up area mentioned in the Agreement is 40%. We have adjusted the rate accordingly.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 29.01.2025 for Residential Flat No. 004, Ground Floor, Wing - B, "**Shree Veena Co-Op. Hsg Soc. Ltd.**", Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput.**

We are in receipt of the following documents:

1)	Copy of Sale Deed No.10325 / 2020 Dated 19.10.2020 between Mr. Thenari Pisharath Sasidharan (The Transferor) And Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput (The Transferee).
2)	Copy of Part Occupancy Certificate No.CIDCO / VVSR / BP / ZCC - 20 / I Dated 19.08.1995 issued by CIDCO.
3)	Copy of Society Share Certificate No.18 transferred dated 14.01.2025 issued by Shree Veena Co-Op. Hsg Soc. Ltd And Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput (The Transferee).
4)	Copy of Society Maintenance Bill No.370 dated 31.12.2024 in the name of Miss. Komal Damodar Bangera issued by Shree Veena Co-Op. Hsg Soc. Ltd.
5)	Copy of Electricity Bill Consumer No.000002715784262 dated 06.01.2025 in the name of M/s Renuka Builders Developers Pvt. Ltd.

Location

The said building is located at Sector - I, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208. The property falls in Residential Zone. It is at a traveling distance 3.1 Km. from Nalla Sopara 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 Masonry walls. The external condition of building is Good. 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



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Room + Kitchen + Bathroom + WC + Passage. 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. Casing Capping Electrical wiringetc.

Valuation as on 29th January 2025

The Saleable Area of the Residential Flat	:	490.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1995 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	30 Years
Cost of Construction	:	419.94 Sq. Ft. X ₹ 2,500.00 = ₹ 10,49,850.00
Depreciation $\{(100 - 10) \times (30 / 60)\}$:	45.00%
Amount of depreciation	:	₹ 4,72,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,900/- per Sq. M. i.e. ₹ 4,357/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,070/- per Sq. M. i.e. ₹ 3,351/- per Sq. Ft.
Value of property	:	490.00 Sq. Ft. X ₹ 8,200 = ₹40,18,000
Total Value of property as on 29th January 2025	:	₹40,18,000.00

(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 29th January 2025	:	₹ 40,18,000.00 - ₹ 4,72,500.00 = ₹ 35,45,500.00
Total Value of the property	:	₹ 35,45,500.00
The realizable value of the property	:	₹31,90,950.00
Distress value of the property	:	₹28,36,400.00
Insurable value of the property (419.94 X 2,500.00)	:	₹10,49,850.00
Guideline value of the property (419.94 X 3351.00)	:	₹14,07,219.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 004, Ground Floor, Wing - B, "Shree Veena Co-Op. Hsg Soc. Ltd. ", Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at **₹ 35,45,500.00 (Rupees Thirty Five Lakhs Forty Five Thousands Five Hundred Only)** as on 29th January 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **29th January 2025** is **₹ 35,45,500.00 (Rupees Thirty Five Lakhs Forty Five Thousands Five**



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Hundred Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

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



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PART III- VALUATION

I, hereby declare that

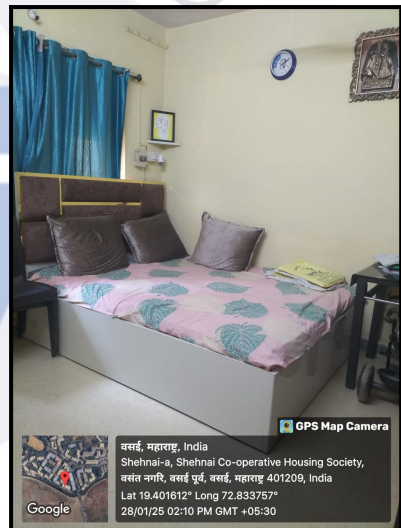
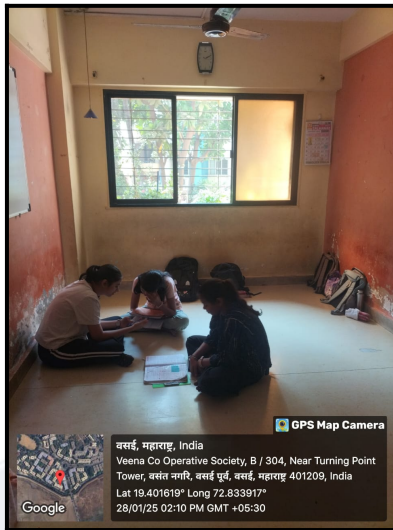
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

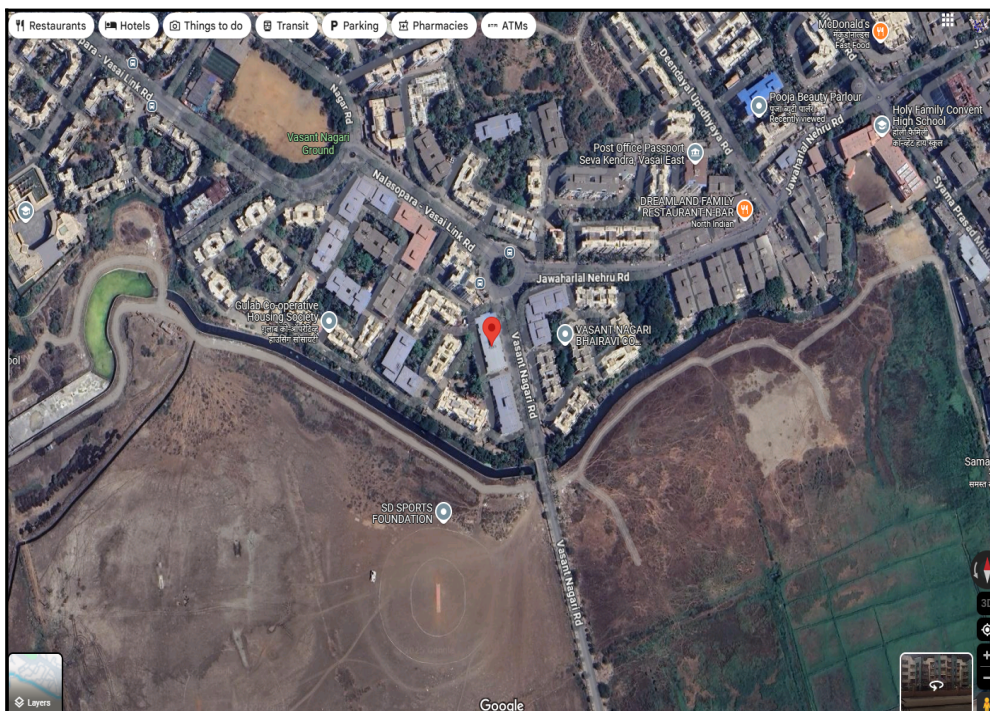
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 1995 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 30 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, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(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	: 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

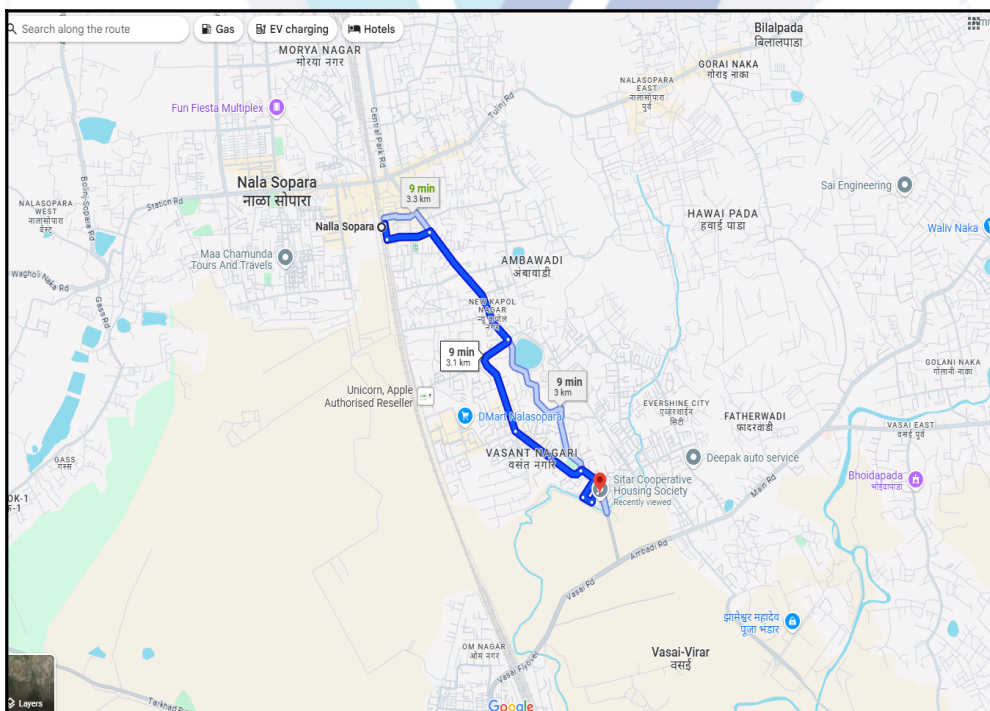
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°24'6.1"N 72°50'2.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nalla Sopara - 3.1 Km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : MANICKPUR 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	Land 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
7	5	10800	46900	51300	58800	51300
Survey No. 106, 107						
⇐ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	46900			
No Increase on Flat Located on Ground Floor	-		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	46,900.00	Sq. Mtr.	4,357.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	10800			
The difference between land rate and building rate(A-B=C)	36,100.00			
Percentage after Depreciation as per table(D)	30%			
Rate to be adopted after considering depreciation [B + (C X D)]	36,070.00	Sq. Mtr.	3,351.00	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
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	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	385.00	462.00	554.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,390.00	₹8,658.00	₹7,215.00

99acres
Post property FREE

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Vasai > Flats in Vasant Nagari > 1 BHK Flats in Vasant Nagari > 30 to 35 Lakh Posted on Dec 09, 2024 | Ready to move

₹40 Lac

@ 7,080 per sq.ft.

Estimated EMI ₹31,948

1BHK 1Bath

Flat/Apartment for Sale

In nul, Vasant Nagari, Vasai, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr. >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Built Up area: 565 sq.ft. (52.49 sq.m.)

Carpet area: 385 sq.ft. (35.77 sq.m.)

Price

₹ 40 Lac

@ 7,080 per sq.ft. (Negotiable)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Address

nul

Vasant Nagari, Vasai, Mumbai

Floor Number

1st of 7 Floors

Facing

East

Overlooking

Park/Garden

Property Age

5 to 10 Year Old

Places nearby View All (50)

Agarwal Nagari Near Fire Brigade, Vasai East, Vasant Nagari, Vasai, Mumbai

Ganesh Mandir
Uco bank ATM
Arth Hospital
Riddhi Nursing Home
Apollo Children's Hospital
Aarna Skin

Why should you consider this property?

East Facing
Close to School
On-Call Maintenance Staff
Close to Hospital
Close to Market
Gated Society
Close to Railway Station

Overlooking Park/Garden
Natural Light
Fitness Center/ Gym

Transaction Type: **Resale** | Property Ownership: **Co-operative S...** | Furnishing: **Unfurnished** | Gated Community: **Yes**

Water Source: **Municipal corporati...** | Power Backup: **Partial** | Property Code: **W49933178**

www.99acres.com/W49933178

VASTUKALA

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Price Indicators

Property	Flat		
Source	RealEstateIndia		
Floor	-		
	Carpet	Built Up	Saleable
Area	512.50	615.00	738.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,732.00	₹8,943.00	₹7,453.00

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Home > Mumbai > Vasai East > Flats > 2 BHK Apartment 615 Sq.ft. for Sale in Vasai East, Mumbai

RERA
6 Views

Posted On : 24/01/2025

Chaitanya signature dwner vasai East

2 BHK Apartment 615 Sq.ft. for Sale in Vasai East, Mumbai

Listing ID #1334370

2 Beds
2 Baths
2 Balcon

₹ 55 Lac ₹ 8,943/Sq.ft.

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Places nearby

Vasai East, Mumbai View All (55) >

State Bank of India - 1.1 KM

Raghuleela Mall - 1.2 KM

Canara Bank >

Property Overview

Location

Vasai East, Mumbai

Bedrooms

2 BHK

Bathrooms

2 Baths

Built Up Area

615 Sq.ft.

Sale Type

New

Bhairav Property

Agent / +91-93254xxxxx

Please share your contact info

I am

Individual
 Agent

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	479.17	575.00	690.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,558.00	₹8,798.00	₹7,332.00

24972350 18-01-2025 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 24972/2024 नोंदणी : Regn:63m
गावाचे नाव : आचोळे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3719000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 101,पहिला मजला,ए विंग,वसंत नगरी शरयू को.ओ. हौ. सो. लि.,सेक्टर 9,वसंत नगरी,गाव मौजे आचोळे,वसई पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 8.((Survey Number : 12 ;))	
(5) क्षेत्रफळ	53.43 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:-प्रशांत मोतीराम बंड - - वय:-49 पत्ता:-प्लॉट नं: ए /101, माळा नं: -, इमारतीचे नाव: वसंत नगरी शरयू को.ओ. हौ. सो. लि., ब्लॉक नं: वसंत नगरी, सेक्टर 9, रोड नं: वसई पूर्व, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-ANOPB4198H 2): नाव:-पराग मोतीराम बंड - - वय:-45 पत्ता:-प्लॉट नं: ए /101, माळा नं: -, इमारतीचे नाव: वसंत नगरी शरयू को.ओ. हौ. सो. लि., ब्लॉक नं: वसंत नगरी, सेक्टर 9, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AGPPB4506R	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-माया मिथिलेश पांडे - - वय:-37; पत्ता:-प्लॉट नं: डी/406, माळा नं: -, इमारतीचे नाव: यशवंत वैभव, ब्लॉक नं: वसई लिंक रोड, संस्कृती बिल्डिंग मागे, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ADCPU5857A 2): नाव:-मिथिलेश जयप्रकाश पांडे - - वय:-37; पत्ता:-प्लॉट नं: डी/406, माळा नं: -, इमारतीचे नाव: यशवंत वैभव, ब्लॉक नं: वसई लिंक रोड, संस्कृती बिल्डिंग मागे, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AXHPP0226D	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	24972/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	329000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	445.83	535.00	642.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,387.00	₹8,656.00	₹7,213.00

24971350 18-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 24971/2024 नोंदणी : Regn.63m
गावाचे नाव : आचोळे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3451000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 102,पहिला मजला,ए विंग,वसंत नगरी शरयू को.ओ. हो. सो. लि.,सेक्टर 9,वसंत नगरी,गाव मौजे आचोळे,वसई पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 7.((Survey Number : 2, (Old Survey No. 247), ;))	
(5) क्षेत्रफळ	49.72 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:-पराग मोतीराम बंड - - वय:-45 पत्ता:-प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: वसंत नगरी शरयू को.ओ. हो. सो. लि., ब्लॉक नं: वसंत नगरी, सेक्टर 9, रोड नं: वसई पूर्व, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-AGPPB4506R 2): नाव:-दीपा पराग बंड - - वय:-39 पत्ता:-प्लॉट नं: ए /102, माळा नं: -, इमारतीचे नाव: वसंत नगरी शरयू को.ओ. हो. सो. लि., ब्लॉक नं: वसंत नगरी, सेक्टर 9, रोड नं: वसई पूर्व, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-BHKPS1671P	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-माया मिथिलेश पांडे - - वय:-37; पत्ता:-प्लॉट नं: डी/406, माळा नं: -, इमारतीचे नाव: यशवंत वैभव, ब्लॉक नं: वसई लिंक रोड, संस्कृती बिल्डिंग मागे, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ADCPU5857A 2): नाव:-मिथिलेश जयप्रकाश पांडे - - वय:-37; पत्ता:-प्लॉट नं: डी/406, माळा नं: -, इमारतीचे नाव: यशवंत वैभव, ब्लॉक नं: वसई लिंक रोड, संस्कृती बिल्डिंग मागे, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AXHPP0226D	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	24971/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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 **29th January 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 **₹ 35,45,500.00 (Rupees Thirty Five Lakhs Forty Five Thousands Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

