

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dinesh Balu Late & Mrs. Madhuri Dinesh Late**

Residential Flat No. 201, 2nd Floor, "Yamuna Residency", Near J D House Project, Village – Cherpoli,
Taluka – Shahapur, District – Thane, PIN – 421601, State – Maharashtra, Country – India.

Latitude Longitude - 19°27'40.3"N 73°19'50.3"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai – 400 086, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office** : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 201, 2nd Floor, “Yamuna Residency”, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421601, State – Maharashtra, Country – India belongs to **Mr. Dinesh Balu Late & Mrs. Madhuri Dinesh Late.**

Boundaries of the property.

North	:	Awani Apartment
South	:	Internal Road
East	:	Open Plot & J D House Project
West	:	Open Plot

Considering various parameters recorded, 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 for **₹ 24,02,100.00 (Rupees Twenty Four Lakh Two Thousand One 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 valuation report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=f80226a446e178c4718c718b7e74489f78c5c74e1818133
3115279d17a18b5d52, postalCode=400069, st=Maharashtra,
serialNumber=414546f64646c49958b7a15a8f3c3f631f31bd7
e394e092e79a3279d3558c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.09 09:47:23 +05:30

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



www.vastukala.org

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 201, 2nd Floor, "**Yamuna Residency**", Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421601, 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 the Fair Market Value as on 09.03.2023 for Bank Loan Purpose
2	Date of inspection	09.03.2023
3	Name of the owner/ owners	Mr. Dinesh Balu Late & Mrs. Madhuri Dinesh Late
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. 201, 2 nd Floor, " Yamuna Residency ", Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421601, State – Maharashtra, Country – India. Contact Person: Mr. Pravin Gujare (Builder) Contact No. 9821169373
6	Location, street, ward no	Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane
	Survey/ Plot no. of land	Gut No. 135 + 136, Plot No. 7, 8, 20 & 21 of Village – Cherpoli
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. = 404.00 Flowerbed Area in Sq. Ft. = 30.00 Total Carpet Area in Sq. Ft. = 434.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 471.00 (Area as per Index II)

		Built Up Area in Sq. Ft. = 565.00 (Carpet + 20%) All the above areas are within +/- 10% of the Index II Area. The above calculations and detail measurements taken by us prove that the Index II area is not exorbitantly inflated. Hence, valuation is based on the Index II area.
13	Roads, Streets or lanes on which the land is abutting	Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane.
14	If freehold or leasehold land	Free hold (R)
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
21	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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized – Details not	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not

	Percentage actually utilized?	available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 5,000.00 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.
	SALES	
38	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
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is

		considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2022 (As per 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 09.03.2023 for Residential Flat No. 201, 2nd Floor, “**Yamuna Residency**”, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421601, State – Maharashtra, Country – India belongs to **Mr. Dinesh Balu Late & Mrs. Madhuri Dinesh Late.**

We are in receipt of the following documents:

1	Copy of Index II Registration No. 4775 / 2022 dated 28.10.2022.
2	Copy of Occupancy Certificate No. Revenue / K-1 / T-11 / OC Certificate / SR-28 / 2022 dated 29.09.2022 issue by Sub District Officer, Thane

LOCATION:

The said building is located at Gut No. 135 + 136, Plot No. 7, 8, 20 & 21 of Village – Cherpoli, Taluka – Shahapur, District – Thane. The property falls in Residential Zone. It is at a travelling distance 4 Km. from Asangaon railway station.

BUILDING:

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed Area + Cupboard Area (i.e., **1BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 09th March 2023

The Carpet Area of the Residential Flat	:	471.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Construction
Cost of Construction	:	565.00 X 2,500.00 = ₹ 14,12,500.00
Depreciation $\{(100-10) \times 2 / 60\}$:	N.A., as the property age is below 5 years
Amount of depreciation	:	N.A., as the property age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 37,400.00 per Sq. M. i.e. ₹ 3,475.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is below 5 years
Prevailing market rate	:	₹ 5,100.00 per Sq. Ft.
Value of property as on 09.03.2023	:	471.00 Sq. Ft. X ₹ 5,100.00 = ₹ 24,02,100.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 09.03.2023	:	₹ 24,02,100.00
Total Value of the property	:	₹ 24,02,100.00
The realizable value of the property	:	₹ 21,61,890.00
Distress value of the property	:	₹ 19,21,680.00
Insurable value of the property (565.00 X 2,500.00)	:	₹ 14,12,500.00
Guideline value of the property (As per Index II)	:	₹ 19,65,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, "Yamuna Residency", Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421601, State – Maharashtra, Country – India for this particular purpose at **₹ 24,02,100.00 (Rupees Twenty Four Lakh Two Thousand One Hundred Only)** as on **09th March 2023**.



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 **09th March 2023 is ₹ 24,02,100.00 (Rupees Twenty Four Lakh Two Thousand One 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.

PART III- DECLARATION

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:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

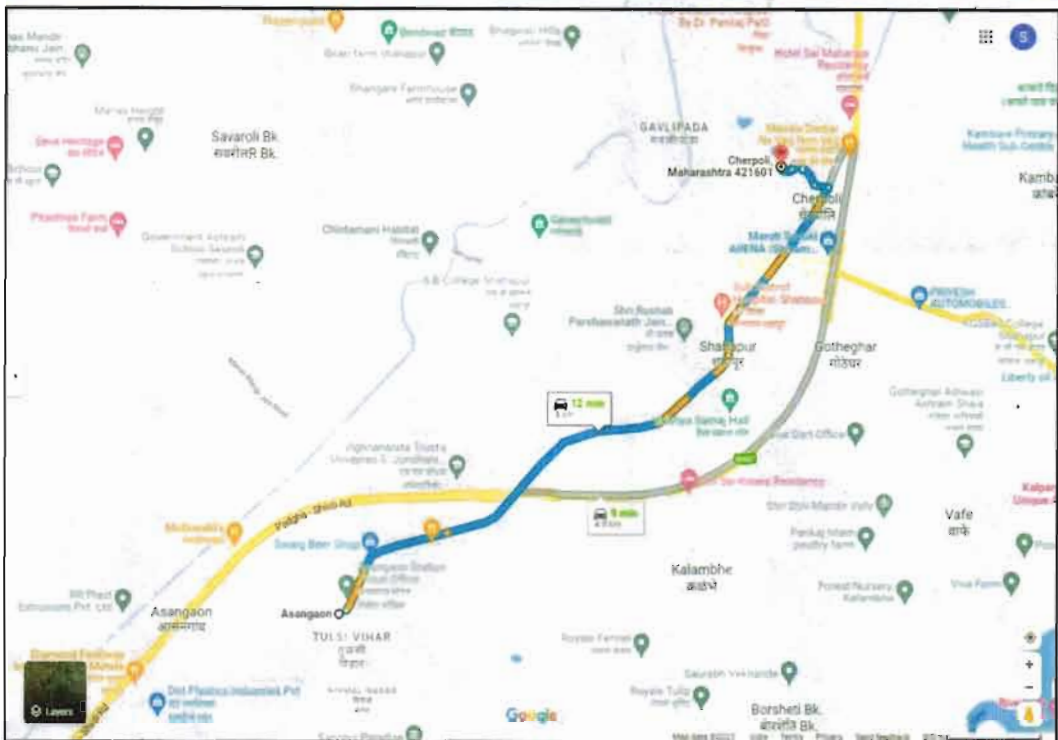
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	2022 (As per Occupancy Certificate)
4.	Estimated future life	60 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Provided
18.	No. of lifts and capacity	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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


Site u/r



Latitude Longitude - 19°27'40.3"N 73°19'50.3"E

Note: The Blue line shows the route to site from nearest railway station (Asangaon – 4 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20222023
Annual Statement of Rates
Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select Location:

Select	विधाव नं.	व्यविभाग	दर	एकक (Sq. Ft)
SurveyNo	27/27.1	सदशिका व चौ.मी.	37400	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/शैक्षणिक शाळा/पोस्टादन	38500	चौ. मीटर
SurveyNo	27/27.3	पुत्राने व चौ.मी.	54200	चौ. मीटर
SurveyNo	27/0	-	0	NA

Think.Innovate.Create

Sale Instance

4777408 09/03/2023 Note :-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक . दु.नि. शहापुर दस्त क्रमांक . 4777/2022 नोंदणी Regn:63m
गावाचे नाव : चेरपोली		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	2000000	
(3) बाजारभाव; भू:पट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1965000	
(4) भू:मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग प्रभावक्षेत्र)मौजे चेरपोली.ता. शहापूर येथील बिनशेती ग.नं. 135/136 अ.प्लॉट नं. 7.8.20.21 यावरील यमुना रेसीडेन्सी इमारतीमधील चौथ्या मजल्यावरील निवासी सदनिका क्र. 404.क्षेत्र 471 चौ.फूट कारपेट((Plot Number : - :))	
(5) क्षेत्रफळ	471 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:-श्री साईदत्ता एटरप्रायजेस तर्फे भागीदार श्री प्रवीण श्रीधर गुजरे - वय:-58 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं रा ए/100 श्रीरंग सोसायटी , कॅसल मिल सर्कलजवळ, ठाणे प. जि ठाणे, रोड नं. - महाराष्ट्र, ठाणे पिन कोड.-400604 पॅन नं.-ABDF82913K 2) नाव:-मा देणार श्री हृषीकेश अजित पातकर यांचे तर्फे रजिस्टर्ड कुमु. सी प्रतिभा अजित पातकर - वय:-60 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं रा सदनिका क्र 203/204, दुसरा मजला, नीळकंठ पुजा हिंदू कॉलनी, कर्वे हॉस्पिटल समोर, कोपरी बाग समोर. कोपरी पू. ठाणे, जि ठाणे, रोड नं. - महाराष्ट्र, ठाणे पिन कोड -400603 पॅन नं.-ANEPP6720H	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-तेजस अविनाश घडशी - वय -23, पत्ता -प्लॉट नं - माळा नं. - इमारतीचे नाव - ब्लॉक नं बीडीडी चाळ नं 55, रुम नं 27, डा. जी एम. भोसले मार्ग, वरळी दूरदर्शनजवळ, वरळी, मुंबई, रोड नं. - महाराष्ट्र, मुंबई पिन कोड -400018 पॅन नं -DCUG4349K	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	28/10/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	4777/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sale Instance

414408 09/03/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : दु.नि. शहापुर दस्त क्रमांक : 414/2023 नोंदणी Regn.63m
गावाचे नाव : चेरपोली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1405000	
(3) बाजारभाव: भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	1314000	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन .. इतर माहिती: मोजे चेरपोली.ता.शहापुर येथील गट नं 135 136अ पै प्लॉट नं 5 या जागेवरील अवनी अपार्टमेंट या इमारती मधील पहील्या मजल्यावरील निवासी सदनिका नं 101 क्षेत्र 315 चौ.फु (कार्पेट)29.27 चौ.मी. ((GAT NUMBER 135/136अ पै प्लॉट नं 5 ; HOUSE NUMBER 101(ग्रामपंचायत घर नं. 958 101) .))	
(5) क्षेत्रफळ	310 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:-मोहन लालचंद आसवानी वय -47 पत्ता:-प्लॉट नं - , माळा नं - , इमारतीचे नाव रा 360, कमल निवास, पंडित नाका, मनोज हॉटेलच्या मागे, गोठेघर, ता.शहापुर, जि ठाणे, महाराष्ट्र, ठाणे. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -421601 पॅन नं -AGBPA2439A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-फरमान मुनिप शेख वय -28, पत्ता:-प्लॉट नं - , माळा नं - , इमारतीचे नाव रा 19121 ए शांती नगर रोड टीचर्स कॉलनी के पास , नागाव, भिवंडी , दंडेकरवाडी भिवंडी जि. ठाणे , ब्लॉक नं. - , रोड नं - , महाराष्ट्र, ठाणे पिन कोड:-421302 पॅन नं -GJPS4806M 2) नाव:-मुनिप आदम शेख वय -50, पत्ता:-प्लॉट नं - , माळा नं - , इमारतीचे नाव रा सरंगपुरी ता.शहापुर, जि ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE पिन कोड -421603 पॅन नं -UDZPS26621 3) नाव:-बानो मुनिप शेख वय -50, पत्ता:-प्लॉट नं - , माळा नं - , इमारतीचे नाव रा 9121 ए शांती नगर रोड टीचर्स कॉलनी के पास , नागाव, भिवंडी , दंडेकरवाडी भिवंडी जि. ठाणे , ब्लॉक नं. - , रोड नं - , महाराष्ट्र, ठाणे पिन कोड -421302 पॅन नं -FDVPS940021	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	414/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	84300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14100	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sale Instance

5137/08 09/03/2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक दु.नि. शहापुर दस्त क्रमांक : 5137/2022 नोदणी - Regn:63m
गावाचे नाव : चेरपोली		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	2500000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे,	1684000	
(4) भू.मापन, पोटहिस्सा व परक्रमांक असल्यास	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग प्रभावक्षेत्र)मौजे चेरपोली,ता. शहापूर येथील बिनशेती ग.नं. 135/136 अ.प्लॉट नं. 7.8.20.21 यावरील यमुना रेसीडेन्सी इमारतीमधील चौथ्या मजल्यावरील निवासी सदनिका क्र.401,क्षेत्र 471 चौ फूट कारपेट ((Plot Number . . .))	
(5) क्षेत्रफळ	471.00 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/सिद्धन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1) नाव-श्री साईदला एटरप्रायजेस तर्फे भागीदार श्री प्रवीण श्रीधर गुजरे - वय -58 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं रा ए/100 श्रीरंग सोसायटी , कॅसल मिल सर्कलजवळ, ठाणे प. जि ठाणे, रोड नं. - महाराष्ट्र, ठाणे पिन कोड -400601 पॅन नं -AEDFS2913K	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पता	1) नाव -अरुण शांताराम भुसारे वय -44, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. रा मु खोस्ते, पो. वानसा, ता. शहापूर, जि. ठाणे, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड -421609 पॅन नं. -ALWPE8646G	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2022	
(10) दस्त नोदणी केल्याचा दिनांक	22/11/2022	
(11) अनुक्रमांक खंड व पृष्ठ	5137/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	25000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Price Indicators

JD Park
By JD Housing LLP in Shahapur

₹21 L onwards Request a Call Back

OVERVIEW LOCATION BUY RENT

Gallery

1.2 BHK
Area: 390 - 645 sq ft.
Possession: Mar-2024 (ongoing)
Property Type: Apartment
RERA ID: PS1700018050

Price Range: ₹ 21 L - 29.44 L
Launched Date: Jun-2018

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans / Live-in Tour
1 BHK Apartment <small>Availability: Yes</small>	NA	390 - 460 sq ft. <small>(36.21 - 42.74 sq m)</small>	₹ 17.80 L - 21 L	7A, 7B
2 BHK Apartment <small>Availability: Sold out</small>	NA	645 sq ft. <small>(60.13 sq m)</small>	₹ 29.44 L	NA, 7C

NOBROKER

1 BHK Flat in Sri Sai Landmark For Sale in Shahapur

₹23.8 Lacs
₹15,488/Month

Request a Call Back

Overview

Age of Building	10-15 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.2 Per Sq.Ft/M	Flooring	NA
Bathroom	1BHK 5/0	Carpet Area	390 Sq.ft
Turning Status	Not Applicable	Facing	North East

Price Indicators

The screenshot shows a real estate listing on the NOBROKER platform. The main heading is "1 BHK Flat in Cosmo Co Op Hsg So Ltd, Asangaon For Sale in Asangaon". Key details include a price of ₹ 22 Lacs, a monthly rental of ₹ 12,800, and an area of 385 sq.ft. The listing features a photograph of a multi-story residential building. Below the photo is an "Overview" section with a table of property specifications:

Property Feature	Value	Property Type	Unit Owned
Age of Building	17 Years	1 BHK	NA
Overhead Water	NA	1 BHK	NA
Bathrooms	1	Layout Plan	123 Sq.ft
Furnishing Status	Unfurnished	Facing	West

The listing also includes sections for "Price trends by neighborhood", "Report what you see on this property", "Activity On This Property", and "Similar Properties".

Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th March 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 24,02,100.00 (Rupees Twenty Four Lakh Two Thousand One Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=MANOJ@VASTUKALA.COM, c=IN, ou=INDIA, postalCode=400005, st=Maharashtra, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.10 09:07:39 +05'30'

Auth. Sign.

Think.Innovate.Create