

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sudhir Ramchandra Dubhele & Mrs. Shardha Sudhir Dubhele**

Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 2-R, "**Maitri Housing Society**", Shubhvastu Housing Project, Khativali, Vasind, Taluka – Shahapur, District – Thane, PIN – 421604, State – Maharashtra, Country – India.

Latitude Longitude - 19°25'07.5"N 73°16'22.9"E

Think.Innovate.Create

### Valuation Done for:

**Cosmos Bank**

**Ghodbunder Road Branch**

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off. Ghodbunder Road, Manpada, Thane (West) - 400 610,  
State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

☎ TeleFax : +91 22 28371325/24

📍 **Regd. Office** : 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

✉ mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Ghodbunder Road Branch / Mr. Sudhir Ramchandra Dubhele (30240/46068) Page 2 of 18  
Vastu/Mumbai/03/2023/30240/46068  
15/03-262-SKVS  
Date: 15.03.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 2-R, "Maitri Housing Society", Shubhvastu Housing Project, Khativali, Vasind, Taluka – Shahapur, District – Thane, PIN – 421604, State – Maharashtra, Country – India belongs to **Mr. Sudhir Ramchandra Dubhele & Mrs. Shardha Sudhir Dubhele**.

Boundaries of the property.

North : Internal Road  
South : S Wing  
East : Under Construction Building  
West : T Wing

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 **₹ 33,20,575.00 (Rupees Thirty Three Lakh Twenty Thousand Five Hundred Seventy Five 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN

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 in Form – 01



www.vastukala.org

### Our Pan India Presence at :

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

TeleFax : +91 22 28371325/24

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA

mumbai@vastukala.org

Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 2-R, "Maitri Housing Society",  
Shubhvastu Housing Project, Khativali, Vasind, Taluka – Shahapur, District – Thane, PIN – 421604,  
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 15.03.2023 for Banking Purpose
2	Date of inspection	12.03.2023
3	Name of the owner/ owners	<b>Mr. Sudhir Ramchandra Dubhele &amp; Mrs. Shardha Sudhir Dubhele</b>
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 not available)
5	Brief description of the property	<b>Address:</b> Residential Flat No. 101, 1 <sup>st</sup> Floor, Building No. 2-R, "Maitri Housing Society", Shubhvastu Housing Project, Khativali, Vasind, Taluka – Shahapur, District – Thane, PIN – 421604, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jitendra Diwane (Seller) Contact No. 8975029774
6	Location, street, ward no	Shubhvastu Housing Project, Khativali, Vasind
	Survey/ Plot no. of land	Plot No. 2, Survey No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147 of Village -Khativali
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	Carpet Area in Sq. Ft. = 473.00 Balcony Area in Sq. Ft. = 45.00 Total Carpet Area in Sq. Ft. = 518.00 (Area as per actual site measurement)

		<p>Carpet Area in Sq. Ft. = 528.00 (Area as per Agreement for Sale) <b>Built Up Area in Sq. Ft. = 634.00</b> (Carpet as per Agreement + 20%)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</b></p>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 2, Survey No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147 of Village – Khativali
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	<b>IMPROVEMENTS</b>	
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?	Seller Occupied

	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?	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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 7,000.00 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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the	As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
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 upon, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion - 2016 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Road Branch to assess fair market value as on 15.03.2023 for Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 2-R, "**Maitri Housing Society**", Shubhvastu Housing Project, Khativali, Vasind, Taluka - Shahapur, District - Thane, PIN - 421604, State - Maharashtra, Country - India belongs to **Mr. Sudhir Ramchandra Dubhele & Mrs. Shardha Sudhir Dubhele**.

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

1	Copy of Agreement for Sale dated 23.02.2023.
---	--

### LOCATION:

The said building is located at Plot No. 2, Survey No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147 of Village - Khativali, Taluka - Shahapur, District - Thane. The property falls in Residential Zone. It is at a travelling distance 1.6 Km. from Vasind railway station.

### BUILDING:

The building under reference is having Stilt + 4 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 1<sup>st</sup> Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (**i.e. 2BHK + 2 Toilets**). The residential flat is finished with vitrified tiles flooring,

Teak wood door framed with simple wooden flush door, Powder coated aluminum sliding windows & Concealed electrification & concealed plumbing.

### Valuation as on 15<sup>th</sup> March 2023

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>634.00 Sq. Ft.</b>
--	----------	-----------------------

### Deduct Depreciation:

Year of Construction of the building	:	2016 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	7 years
Cost of Construction	:	634.00 X 2,500.00 = ₹ 15,85,000.00
Depreciation $\{(100-10) \times 7 / 60\}$	:	10.50%
Amount of depreciation	:	₹ 1,66,425.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 37,300.00 per Sq. M. i.e. ₹ 3,465.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 34,849.00 per Sq. M. i.e. ₹ 3,238.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,500.00 per Sq. Ft.
<b>Value of property as on 15.03.2023</b>	<b>:</b>	<b>634.00 Sq. Ft. X ₹ 5,500.00 = ₹ 34,87,000.00</b>

(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)

<b>Depreciated fair value of the property as on 15.03.2023</b>	<b>:</b>	<b>₹ 34,87,000.00 - ₹ 1,66,425.00</b> <b>₹ 33,20,575.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 33,20,575.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 29,88,518.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 26,56,460.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 15,85,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Building No. 2-R, "**Maitri Housing Society**", Shubhvastu Housing Project, Khativali, Vasind, Taluka – Shahapur, District – Thane, PIN – 421604, State – Maharashtra, Country – India for this particular purpose at **₹ 33,20,575.00 (Rupees Thirty Three Lakh Twenty Thousand Five Hundred Seventy Five Only)** as on 15<sup>th</sup> March 2023.

**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15<sup>th</sup> March 2023 is ₹ 33,20,575.00 (Rupees Thirty Three Lakh Twenty Thousand Five Hundred Seventy Five 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:

**ANNEXURE TO FORM 0-1**

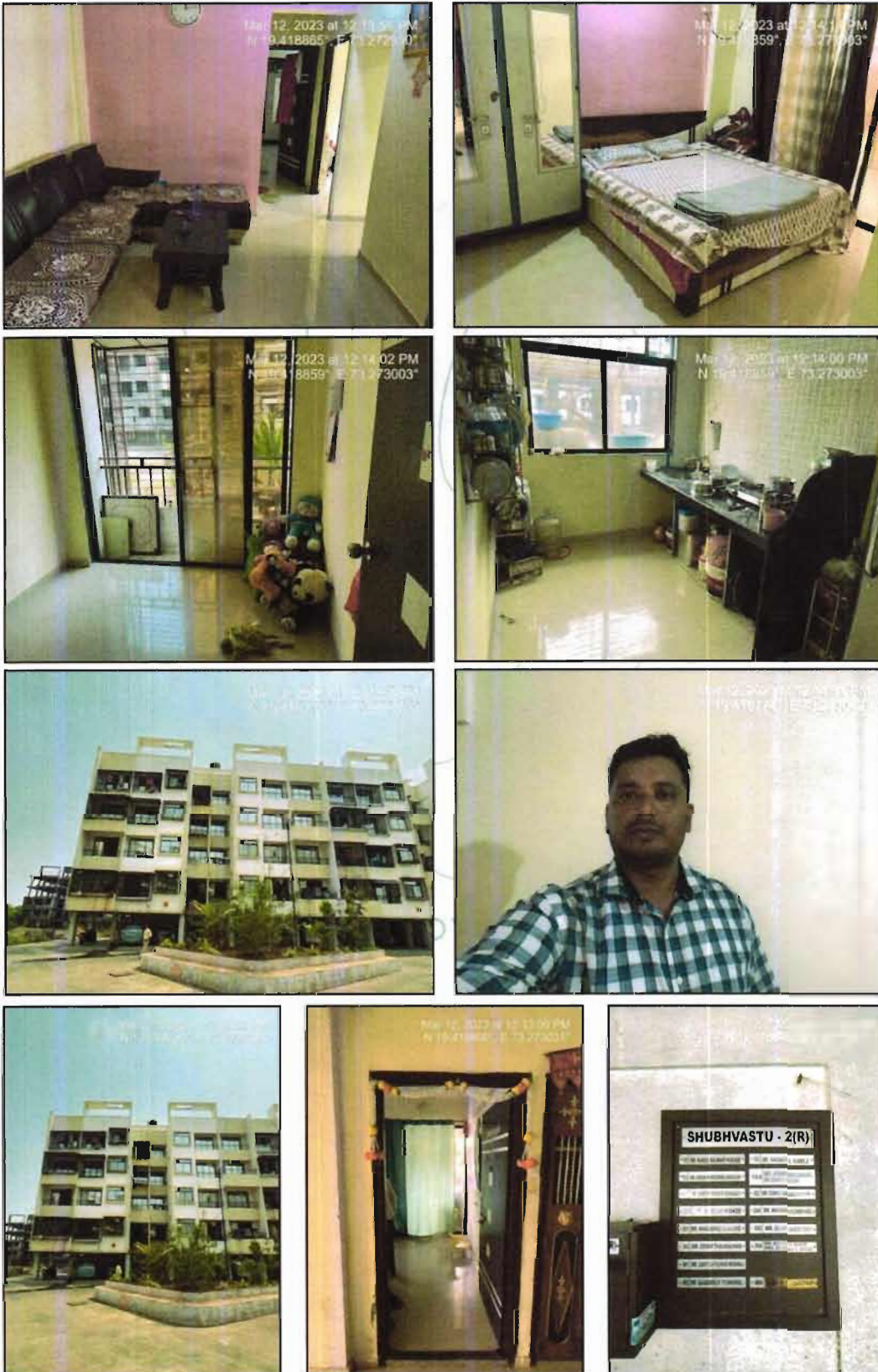
<b>Technical details</b>	<b>Main Building</b>
--------------------------	----------------------

1.	No. of floors and height of each floor	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 1 <sup>st</sup> Floor
3	Year of construction	2016 (As per Occupancy Certificate)
4	Estimated future life	53 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.



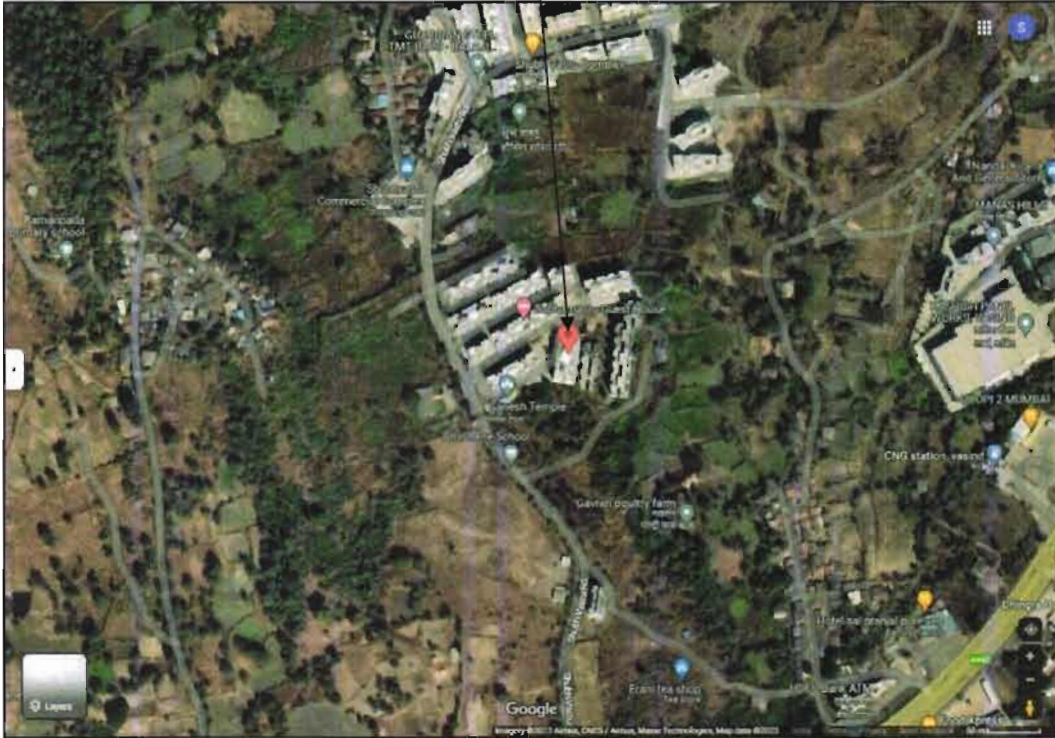
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door framed with simple wooden flush door, Powder coated aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing
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	6'.0" High, R.C.C. column with B. B. masonry wall
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°25'07.5"N 73°16'22.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasind – 1.6 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 **Language** English

**Selected District** ठाणे

**Select Taluka** मद्रापुर

**Select Village** खानीवनी

**Vibhag Number** 7

Assessment Type	Assessment Range	Rate Rs/-
सूचबंदरील भूमिनी	0-0.00	2380
गावठाण्यानील मिळकती	0-0.00	2530
आंबा-फळबाग	0-0.00	0
काजू-फळबाग	0-0.00	0
मारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सदनिका	0-0.00	37300

Stamp Duty Ready Reckoner Market Value Rate for Flat	37,300.00			
No increase for all floors from ground to 4 floors	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>37,300.00</b>	<b>Sq. Mtr.</b>	<b>3,465.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	2,290.00			
The difference between land rate and building rate (A – B = C)	35,010.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>34,849.00</b>	<b>Sq. Mtr.</b>	<b>3,238.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: 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

## Sale Instance

5757408	<b>सूची क्र.2</b>	दुय्यम निबंधक दु.नि. शहापुर
23-01-2023		दस्त क्रमांक . 5757 2022
Note -Generated Through eSearch Module,For original report please contact concern SRO office		नोदणी : Regn.63m
<b>गावाचे नाव : खातिवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3300000	
(3) बाजारभाव; भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2271570	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन .. इतर माहिती: विभाग-7,मौजे खातिवली,तालुका शहापुर,जिल्हा ठाणे येथिल बिनशेती जमिन गट नं. 122,123,124,125,126,127,128,131,134,140,143 अ.143 ब.144,146 अ.146 ब.147,यावरील प्लॉट नं.7 क्षेत्र 9.973.00चौ. मी. यावरील शुभवास्तु हाऊसिंग प्रोजेक्ट मधील बिल्डिंग नं.7- इ मधिल तिसऱ्या मजल्या वरील सदनिका नं. 303 क्षेत्र 546.0 चौ. फुट म्हणजेच 30.768 चौ. मीटर(कारपेट)( ( Plot Number : 7 : ) )	
(5) क्षेत्रफळ	50.768 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मे.रॉयल डेव्हलपर्स तर्फे प्रोपा श्री. सावजिभाई बावजिभाई पटेल/कोडिनारिया तर्फे दस्त सादरकर्ते कु मु म्हणून कपिल मोहन जाधव वय:-२०; पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. 103 पहिला मजला 19 बी अशोकनगर, भिवंडी कल्याण रोड . महाराष्ट्र, ठाणे, पिन कोड:-421302 पॅन नं:-AAU PK9931A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-एकनाथ बंसिराम धुळे वय:-39, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. फ्लॅट नं 104, बिल्डिंग नं 6- एन, शुभवास्तु, खातिवली, ता.शहापूर, जिल्हा-ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-421601 पॅन नं:-BRPPD8845K 2) नाव:-प्रमिला एकनाथ धुळे वय:-29, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. फ्लॅट नं 104, बिल्डिंग नं 6- एन, शुभवास्तु, खातिवली, ता.शहापूर, जिल्हा-ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-421601 पॅन नं:-AHMPW0481C	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2022	
(10) दस्त नोदणी केल्याचा दिनांक	29/12/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	5757.2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	165000	
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

## Sale Instance

4996408  
23-01-2023

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

सूची क्र . २

दुयम निबंधक : दु.नि. शहापुर  
दस्तऐवज क्रमांक 4996 2022  
नोंदणी  
Regn.63m

### गाव: खातिवली

(1) दस्तऐवज प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव / भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे :	2208533
(4) भूमापन, पोटहिस्सा व धरकमाक (असल्यास)	. इतर माहिती: मौजे खातिवली, (विभाग-6) ता. शहापूर येथील बिनशेती जमीन गट नं. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143अ, 143ब, 144, 146अ, 146ब, 147, या वरील प्लॉट नं. 6 क्षेत्र. 14210.00 चौ.मी. या वरील शुभवास्तु हौसिंग प्रोजेक्ट मधील बिल्डींग नं. 6-क्यू, मधील तिसरा मजला, सदनिका नं. 302, क्षेत्र. 531.00 चौ. फुट कारपेट ठाणे
(5) क्षेत्रफळ	49.34 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणाऱ्या / सिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विनो मॅथ्यु 46 प्लॉट नं. 302, बिल्डिंग नं. 6-क्यू, माळा नं. तिसरा मजला, इमारतीचे नाव: शुभ वास्तु, ब्लॉक नं. 6, रोड नं. शहापूर, महाराष्ट्र, THANE 421601, AIZP/M8/461D
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रोहित अग्रवाल 38 प्लॉट नं. 3401, बिल्डिंग नं. 6, माळा नं. पहिला मजला, इमारतीचे नाव: शांति गार्डन, ब्लॉक नं. भक्ती वेदांत जवळ, काशीमीरा, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, THANE 401107, CPALPM/9955M
(9) दस्तऐवज करून दिल्याचा दिनांक	11-11-2022
(10) दस्त नोंदणी केल्याचा दिनांक	11-11-2022
(11) अनुक्रमांक, खंड व पृष्ठ	4996 2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	160000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

## Sale Instance

5768468 23-01-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक दु.नि. शहापुर दस्त क्रमांक 5768 2022 नोंदणी : Regn 63m
<b>गावाचे नाव : खातिवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3300000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2273000	
(4) भू.मापन.पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन .. इतर माहिती: विभाग-7,मौजे खातिवली,तालुका शहापुर,जिल्हा ठाणे येथिल बिनशेती जमिन गट नं. 122.123.124.125.126.127.128.131.134.140.143 अ.143 ब.144.146 अ.146 ब.147.यावरील प्लॉट नं.7 क्षेत्र 9.973.00चौ. मी. यावरील शुभवास्तु हाऊसिंग प्रोजेक्ट मधील बिल्डिंग नं.7- एफ मधिल चौथ्या मजल्या वरील सदनिका नं. 404 क्षेत्र 546.0 चौ. फुट म्हणजेच 50.768 चौ. मीटर(कारपेट)( ( Plot Number : 7 : ) )	
(5) क्षेत्रफळ	50.768 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 -मे रॉयल डेव्हलपर्स तर्फे प्रोया श्री सावजिभाई बावजिभाई पटेल-कोडिनारिया तर्फे दस्त सादरकर्ते कु मु म्हणून कपिल मोहन जाधव वय:-30 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. 103 पहिला मजला 19बी अशोकनगर, भिवंडी कल्याण रोड , महाराष्ट्र, ठाणे. पिन कोड -421302 पॅन नं -AAUPK9931A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव:-रोहित सुनिल काबाडी वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं दत्त मंदिराजवळ, खातिवली, पोस्ट-वासिद, तालुका-शहापुर, जिल्हा ठाणे, महाराष्ट्र, ठाणे पिन कोड:-421601 पॅन नं -BWAPK8048K 2) नाव -दुर्वा रोहित काबाडी वय:-24; पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं दत्त मंदिराजवळ, खातिवली, पोस्ट-वासिद, तालुका-शहापुर, जिल्हा ठाणे, महाराष्ट्र, ठाणे पिन कोड -421601 पॅन नं -BAYPT0976SR	
(9) दस्तऐवज करून दिल्याचा दिनांक	29 12 2022	
(10) दस्त नोंदणी केल्याचा दिनांक	29 12 2022	
(11) अनुक्रमांक, खड व पृष्ठ	5768 2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

## Price Indicators

This screenshot shows a listing for a 2 BHK Apartment on Housing.com. The listing is titled "2 BHK Apartment" and is located in "Kharavela, Thane". It is priced at ₹45.0 L, with an EMI starting at ₹25.83 K. The listing is by a "REPUTED BUILDER" and is "Ready to move". The property has a built-up area of 870 sq.ft, an average price of ₹5.17 K/sq.ft, and is 7 years old. It is located on the lower floor of a 4-story building and is unfurnished. The listing includes a main image of the interior and a gallery of 11 more photos. A "Contact Owner" button is visible.

Property Type	Price	EMI	Builder	Ready to move	Area	Price per sq.ft	Age	Status	Floors	Furnishing
2 BHK Apartment	₹45.0 L	₹25.83 K	REPUTED BUILDER	Yes	870 sq.ft	₹5.17 K/sq.ft	7 Year Old	Ready to move	Lower of 4 floors	Unfurnished

This screenshot shows a listing for a 2 BHK Apartment on Housing.com. The listing is titled "2 BHK Apartment" and is located in "Dahisar West, Mumbai". It is priced at ₹42.0 L, with an EMI starting at ₹22.24 K. The listing is by a "REPUTED BUILDER" and is "Ready to move". The property has a built-up area of 750 sq.ft, an average price of ₹5.60 K/sq.ft, and is 7 years old. It is located on the higher floor of a 2-story building and is fully furnished. The listing includes a main image of the living room and a gallery of 2 more photos. A "Contact Owner" button is visible.

Property Type	Price	EMI	Builder	Ready to move	Area	Price per sq.ft	Age	Status	Floors	Furnishing
2 BHK Apartment	₹42.0 L	₹22.24 K	REPUTED BUILDER	Yes	750 sq.ft	₹5.60 K/sq.ft	7 Year Old	Ready to move	Higher of 2 floors	Fully Furnished



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> 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 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 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 **₹ 33,20,575.00 (Rupees Thirty Three Lakh Twenty Thousand Five Hundred Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.org, postalCode=400008, serialNumber=303, uri=urn:ietf:params:spki:basic+sha256, date=2023.03.11 11:02:23 +05'30'



Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create