

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Vidya Jagannath Gaikar**

Residential Flat No. 904, 9th Floor, Tower - 2, "**Seasons Park – Phase I**", Near Rangoli Garden Restaurant,
Additional MIDC, Anand Nagar Road, Ambernath (East), Thane – 421 005
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'15.1"N 73°10'39.8"E

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Valuation Prepared for

Cosmos Bank

Ambernath Branch




Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk,
Ambernath (East), State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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 **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 OPINION REPORT

The property bearing Residential Flat No. 904, 9th Floor, Tower - 2, "Seasons Park – Phase I", Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambernath (East), Thane – 421 005, State – Maharashtra, Country – India belongs to **Vidya Jagannath Gaikar**.

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot & Rangoli Garden Restaurant
East	:	Open Plot
West	:	Internal Road & 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 **₹ 29,68,000.00 (Rupees Twenty Nine Lakh Sixty Eight Thousand 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 904, 9th Floor, Tower - 2, "Seasons Park – Phase I",
Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East),
Thane – 421 005, 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 17.03.2023 for Banking Purpose
2	Date of inspection	16.03.2023
3	Name of the owner/ owners	Vidya Jagannath Gaikar
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. 904, 9 th Floor, Tower - 2, "Seasons Park – Phase I", Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East), Thane – 421 005, State – Maharashtra, Country – India. Contact Person: Mr. Vipul Gaikar (Owner Husband) Contact No.: 9022622616
6	Location, street, ward no	Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East), Thane – 421 005.
	Survey/ Plot no. of land	Survey No. 49 & Hissa No. 4A, 4B, 6D, 6E of Village Pale.
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. = 342.00 Terrace Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 390.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 337.00

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 371.00 (RERA Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East), Thane – 421 005.
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
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	Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per AMC norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	N.A.
	(ii)	Portions in their occupation	Vacant
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?		N.A.
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, Ambemath Branch to assess fair market value as on 17.03.2023 for Residential Flat No. 904, 9th Floor, Tower - 2, “**Seasons Park – Phase I**”, Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East), Thane – 421 005, State – Maharashtra, Country – India belongs to **Vidya Jagannath Gaikar**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 07.10.2019 between M/s. Shree Balaji Homes (the Promoter) and M/s. Laxmi Sai Buildcon (the Confirming Party) and Vidya Jagannath Gaikar (the Purchaser).
2	Copy of Occupancy Certificate No. AMC / NRV / 2022 – 23 / 471 dated 29.06.2022 issued by Ambemath Municipal Corporation.
3	Copy of RERA Registration Certificate No. P51700017459 dated 13.08.2018.

LOCATION:

The said building is located at Survey No. 49 & Hissa No. 4A, 4B, 6D, 6E of Village Pale, Ambemath (East), Thane – 421 005. The property falls in Residential Zone. It is at a travelling distance 3.4 Km. from Ambemath railway station.

BUILDING:

The building under reference is having Still + 11 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. 9th Floor is having 9 Residential Flat. 2 Lifts is provided in building.

Residential Flat:

The property is a Residential Flat located on 9th Floor. The composition of Flat is having 1 Bedroom + Living Room+ Kitchen + WC + Bath + Passage + Terrace Area (i.e. **1BHK + W.C + Bath**). The residential flat is finished with

Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 17th March 2023

The Built Up Area of the Residential Flat	:	371.00 Sq. Ft.
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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	:	1 year
Cost of Construction	:	371.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,27,500.00
Depreciation	:	N.A. As building age is below 5 years.
Amount of depreciation	:	N.A. As building age is below 5 years.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,770.00 per Sq. M. i.e. ₹ 2,673.00 per Sq. Ft.
Value of property as on 17.03.2023	:	371.00 Sq. Ft. X ₹ 8,000.00 = ₹ 29,68,000.00

(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 17.03.2023	:	₹ 29,68,000.00
Total Value of the property	:	₹ 29,68,000.00
The realizable value of the property	:	₹ 26,71,200.00
Distress value of the property	:	₹ 23,74,400.00
Insurable value of the property (371.00 Sq. Ft. X 2,500.00)	:	₹ 9,27,500.00
Guideline Value of the property (371.00 Sq. Ft. X 2,673.00)	:	₹ 9,91,683.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, Tower - 2, "Seasons Park – Phase I", Near Rangoli Garden Restaurant, Additional MIDC, Anand Nagar Road, Ambemath (East), Thane – 421 005, State – Maharashtra, Country – India for this particular purpose at **₹ 29,68,000.00 (Rupees Twenty Nine Lakh Sixty Eight Thousand Only) as on 17th March 2023.**

NOTES

- 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 **17th March 2023 is ₹ 29,68,000.00 (Rupees Twenty Nine Lakh Sixty Eight Thousand 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:

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ANNEXURE TO FORM 0-1**Technical details****Main Building**

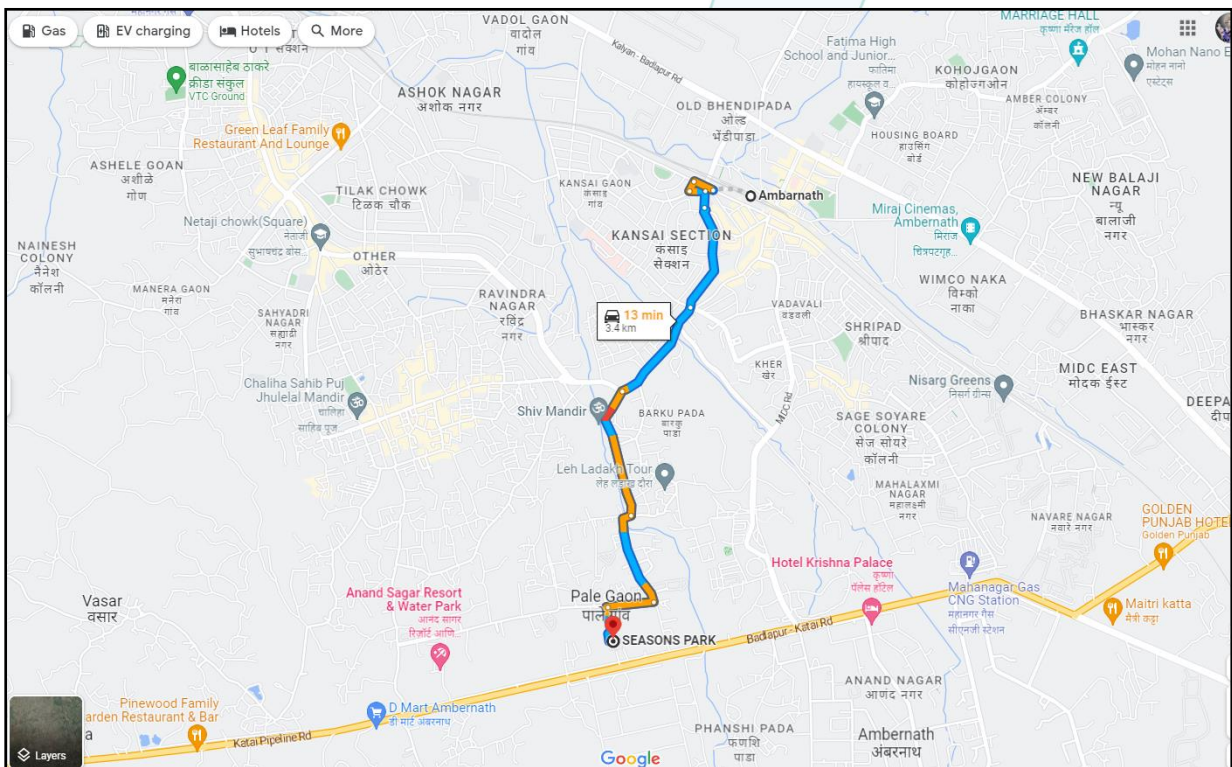
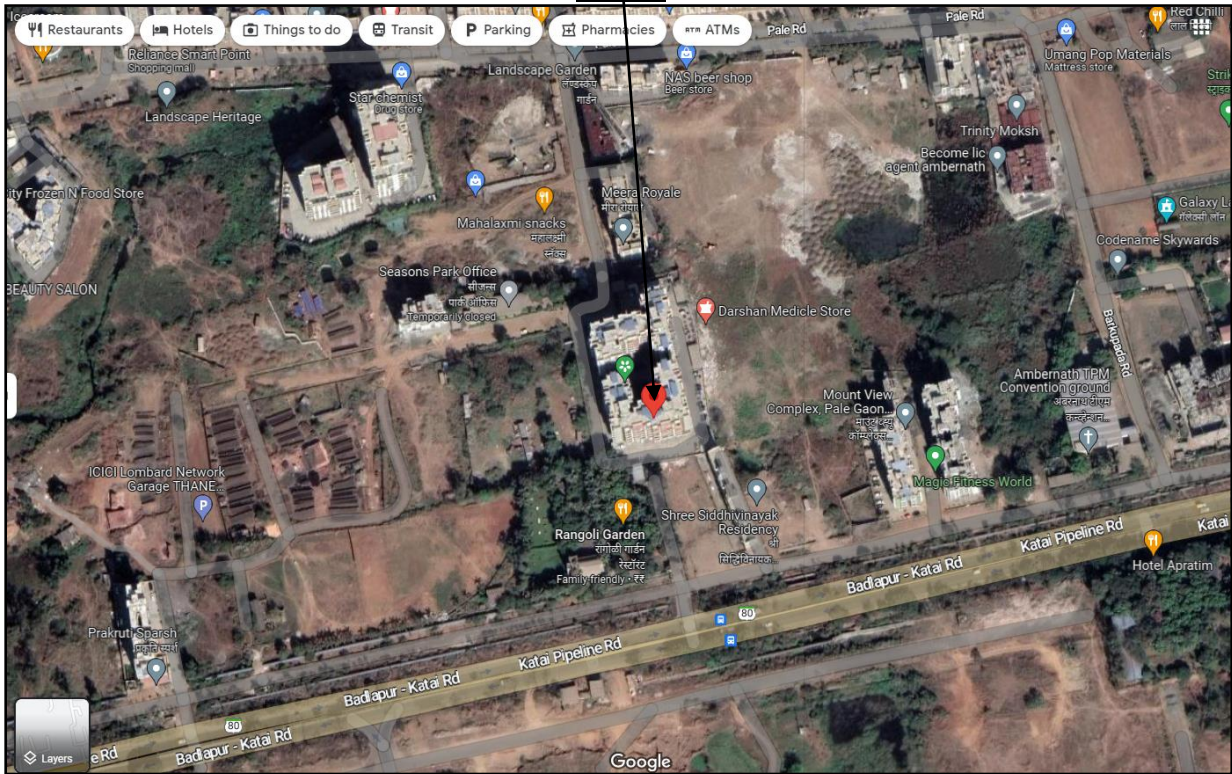
1.	No. of floors and height of each floor		Stilt + 11 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 9 th Floor
3.	Year of construction		2022 (As per Occupancy Certificate)
4.	Estimated future life		59 Years Subject to proper, preventive 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 with safety door
10.	Flooring		Vitrified tiles flooring
11.	Finishing		Cement plastering with POP finishing
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		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		2 Lifts
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		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


Site u/r



Latitude Longitude - 19°11'15.1"N 73°10'39.8"E

Note: The Blue line shows the route to site from nearest railway station (Ambemath – 3.4 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

Year
 20222023

Annual Statement of Rates

Language
 English

Selected District: ठाणे
 Select Taluka: अंबरनाथ
 Select Village: पाली
 Vibhag Number: 3

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	1030
गावठापातील मिळकती	0-0.00	1190
ओवा--फळवाग	0-0.00	0
काजू --फळवाग	0-0.00	0
नारळ--फळवाग	0-0.00	0
केळी--फळवाग	0-0.00	0
सदनिका	0-0.00	27400
दुकाने	0-0.00	37900
		1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	27,400.00			
5% Increase by Flat Located on 9 th Floor	1,370.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	28,770.00	Sq. Mtr.	2,673.00	Sq. Ft.

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

Price Indicators

NOBROKER
My Bookings | Pay Rent | **Post Your Property** | Sign up | Log in

1 BHK Flat In Seasons Park For Sale In Ambemath East
Pale Gaon, Behind Rangoli Hotel, Pipeline Road, Ambemath East, Mumbai, Maharashtra, INDIA.


₹ 35 Lacs
Non-negotiable


₹ 20,060/Month
Estimated EMI

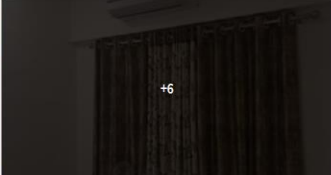
600
Sq.Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Property Details







1 Bedroom <small>No. of Bedroom</small>	Nov 5, 2022 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Seasons Park <small>Apartment</small>

Get Owner Details

Price trends by NBEstimate **Check Now**

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Krishna Palace Hotel | Gown Market ULHASNAGAR | Jai Shiy Shrishti

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	600 Sq.Ft	Carpet Area	425 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East

Activity On This Property

59 Unique Views | 0 Shortlists | 0 Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat In Dipti Sky City, Kailash Colony For Sale In Pal...

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Home / Thane / Beyond Thane / Kher / Shree Balaji Seasons Park

Last updated: Mar 11, 2023

₹24 L - 60.23 L | ₹5.00 K/sq.ft

EMI starts at ₹12,71 K
All inclusive price


Contact Developer

Shree Balaji Seasons Park

By SHREE BALAJI HOMES

S No. 49, H No. 4/A, 4/B, 6/d, 6/E, Plot Bs No. 49/4B/6/D And E Part, Plot C S No. 49/4/A, At Ambemath East, Beyond Thane, Thane


Become the first to Rate



1.15, 2, 3 BHK Apartments Configurations

Jun. 2022 Possession Starts

₹5.00 K/sq.ft Avg. Price



273.00 sq.ft - 728.00 sq.ft. (Carpet Area) Sizes

Price Indicators

HOUSING.COM Buy in Mumbai

Ambemath East X + Add

Download App List Property Free Saved

Home / Thane / Ambemath East / Apartment for Sale in Ambemath East / 1 BHK Apartment

Last updated: Feb 16, 2025

1 BHK Apartment

By PATEL RPL REALTY

Patel Zion, Ambemath East, Thane

VERIFIED

OFFERS Zero brokerage Know More

₹24.3 L EMI starts at ₹12.87 K

₹3.42 K/sq.ft

Contact Seller

Hall

SHARE SAVE

Plan

+ 20 more

710 sq.ft Build Up Area

₹3.42 K/sq.ft Avg. Price

Ready to move Possession status

Middle of 18 floors

North-West facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS AMENITIES PROJECT Q&A LOCALITY RATINGS AND REVIEWS REGISTRY RECORDS DEVELOPER CALCULATOR

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Sales Instance

242339 17-03-2023 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 242/2023 नोंदणी : Regn:63m
गावाचे नाव : पाले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1479000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: पालिकेचे नाव:अंबरनाथ,इतर माहिती: मौजे पाले,ता. अंबरनाथ,जि. ठाणे. सर्व्हे नं. 49,हिस्सा नं. 4अ,प्लॉट नं. सी,सर्व्हे नं. 49,हिस्सा नं. 4ब,सर्व्हे नं. 49,हिस्सा नं. 6ड,सर्व्हे नं. 49,हिस्सा नं. 6इ,प्लॉट नं. बी,यावरील सिजन पार्क,फेज 1,टॉवर टाईप 2,यामधील फ्लॉट नं 406,चौथा मजला,क्षेत्र 27.42 चौ. मी. कारपेट((Survey Number : - ;))	
(5) क्षेत्रफळ	27.42 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बक्तवच्चलम वीरूमुत्तु वन्नियर वय:-44 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार छोटा कश्मीर यूनिट नंबर . 31, ब्लॉक नं: आरे, मिल्क कॉलनी, गणेश नगर, रोड नं: गोरगांव ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-ARPPV2580A 2): नाव:-वलरमथी बक्तवच्चलम वन्नियर वय:-38 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार छोटा कश्मीर यूनिट नंबर . 31, ब्लॉक नं: आरे मिल्क कॉलनी, गणेश नगर , रोड नं: गोरगांव ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-AXGPB6995E	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश रावसाहेब जगताप वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -8/१/०.५ प्रगती सोसायटी, ब्लॉक नं: सेक्टर -९,कोपरखैरणे, रोड नं: नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-ALOPJ9403F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	242/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	126000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21000	

Sales Instance

2445339 17-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 2445/2023 नोंदणी : Regn:63m
गावाचे नाव : पाले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2651000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1331000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : , इतर माहिती: मौजे पाले,तालुका अंबरनाथ,ज़िल्हा ठाणे,सर्व्हे नं. 49,हिस्सा नं. 4 ए,प्लॉट नं. सी,सर्व्हे नं. 49,हिस्सा नं. 4 बी,सर्व्हे नं. 49,हिस्सा नं. 6 डी,सर्व्हे नं. 49,हिस्सा नं. 6 ई,प्लॉट नं. बी,यावरील सिजन्स पार्क,फेज 1,टॉवर टाईप 2,यामधील प्लॉट नं. 607,सहावा मजला,क्षेत्र 28.47 चौ. मी. कारपेट((Survey Number : 49/4 ;))	
(5) क्षेत्रफळ	28.47 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:-नरेश - कटारिया वय:-38 पत्ता:-प्लॉट नं: 502, माळा नं: 5, इमारतीचे नाव: प्रियंका पॅलेस , ब्लॉक नं: गांधी रोड , रोड नं: उल्हासनगर-5 जिल्हा ठाणे , महाराष्ट्र, THANE. पिन कोड:-421005 पॅन नं:-AYLPK8853C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण बजरंग जाधव वय:-35; पत्ता:-प्लॉट नं: बी/003, माळा नं: -, इमारतीचे नाव: एकवीरा आई दर्शन , ब्लॉक नं: हाजी मलंग रोड,जवळ समर्थ नगर,आदिवली , रोड नं: कल्याण पूर्व जिल्हा ठाणे , महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-ANKPJ1516B 2): नाव:-अक्षया किरण जाधव - - वय:-25; पत्ता:-प्लॉट नं: बी/003, माळा नं: -, इमारतीचे नाव: एकवीरा आई दर्शन , ब्लॉक नं: हाजी मलंग रोड,जवळ समर्थ नगर,आदिवली , रोड नं: कल्याण पूर्व जिल्हा ठाणे , महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-BGPPJ1950E	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2445/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	159100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26510	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th 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 **₹ 29,68,000.00 (Rupees Twenty Nine Lakh Sixty Eight Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

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