

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Yagnesh Jayprakash Mehta & Mr. Nayan Jayprakash Mehta**

Residential Flat No. 2, Ground Floor, "**Guru Daiwat Co-Op. Hsg. Soc. Ltd.**", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India.

**Latitude Longitude - 19°12'49.2"N 73°05'27.5"E**

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### Valuation Done for:

**Cosmos Bank**

**Dombivli (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli ( East), Taluka Kalyan, District Thane, PIN Code - 400605, State - Maharashtra, Country - India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: Cosmos Bank-Dombivli (East) Branch/ Mr. Yagnesh Jayprakash Mehta (30839/2300661) Page 2 of 19

Vastu/Thane/05/2023/30839/2300661  
18/14-273-PSSH  
Date: 18.05.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 2, Ground Floor, "Guru Daiwat Co-Op. Hsg. Soc. Ltd.", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Yagnesh Jayprakash Mehta & Mr. Nayan Jayprakash Mehta.**

### Boundaries of the property.

North : Gyan Prasad Building  
South : Ramdarshan CHSL  
East : Manpada Road  
West : PremSagarPalace CHSL

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 **₹ 78,71,512.00 (Rupees Seventy Eight Lakh Seventy One Thousand Five Hundred Twelve 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

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



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Valuation Report of Residential Flat No. 2, Ground Floor, "Guru Daiwat Co-Op. Hsg. Soc. Ltd.", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 18.05.2023 for Banking Purpose
2	Date of inspection	11.04.2023
3	Name of the owner/ owners	<b>Mr. Yagnesh Jayprakash Mehta &amp; Mr. Nayan Jayprakash Mehta</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 is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 2, Ground Floor, "Guru Daiwat Co-Op. Hsg. Soc. Ltd.", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India. <b>Contact Person:</b> Ms. Bhavya Gada (Owner's Representative) Contact No. 9082956959
6	Location, street, ward no	Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
7	Survey/ Plot no. of land	C.T.S. No. 11072 to 11076, Survey No. 64, Hissa No. 1 (Pt.) of Village - Gajbandhan Patharli
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. = 680.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 747.00</b> <b>(Area as per Agreement)</b>
13	Roads, Streets or lanes on which the land is abutting	Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
14	If freehold or leasehold land	Freehold
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	Yes
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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
	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 KDMC norms

		Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 17,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A. (R)
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.
	<b>SALES</b>	
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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1984 (Building Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
45	<b>Remarks:</b> <i>As per documents, the property was residential but as per site inspection, residential property was used for commercial purpose. Hence for the purpose of valuation, we have considered average rate of residential cum commercial premises.</i>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 18.05.2023 for Residential Flat No. 2, Ground Floor, "**Guru Daiwat Co-Op. Hsg. Soc. Ltd.**", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Yagnesh Jayprakash Mehta & Mr. Nayan Jayprakash Mehta.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 16.05.2013 Between Mr. Rajesh Nirmalchandra Parikh & Mr. Jayesh Nirmalchandra Parikh and Mr. Yagnesh Jayprakash Mehta & Mr. Nayan Jayprakash Mehta.
2	Copy of Building Completion Certificate No. KMC / DOM / PWD / 306 dated 25.05.1984 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of No Object Letter dated 16.05.2013 issued by Guru Daiwat Co-Op. Hsg. Soc. Ltd.
4	Copy of Approved Plan No. DOM / WD / 1042 Dated 24.09.1980

### LOCATION:

The said building is located at C.T.S. No. 11072 to 11076, Survey No. 64, Hissa No. 1 (Pt.) of Village - Gajbandhan Patharli, Patharli, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at walkable distance of 950M. from Dombivli railway station.

### BUILDING:

The building under reference is having Ground + 4 Upper Floor. 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 is used for residential

purpose. Ground Floor is having 5 Residential Flats but on site we found 4 Internal doors and 2 doors from outside the building. The building's external condition is good.

### **Residential Flat:**

The residential flat under reference is situated on the Ground Floor. As per site Inspection, the residential flat is used as commercial purpose. It consists of single unit + 1 Toilet. The residential flat is finished with Mosaic tiles flooring, MS door, Open plumbing & Casing capping electrification.

### **Valuation as on 18<sup>th</sup> May 2023**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>747.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	1984 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	39 Year
Cost of Construction	:	747.00 Sq. Ft. X ₹ 2,500.00 = ₹ 18,67,500.00
Depreciation $\{(100-10) \times 39\} / 60$	:	58.50%
Amount of depreciation		₹ 10,92,488.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,800.00 per Sq. M. i.e. ₹ 6,020.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 49,083.00 per Sq. M. i.e. ₹ 4,560.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,000.00 per Sq. Ft.
<b>Value of property as on 18.05.2023</b>	<b>:</b>	<b>₹ 747.00 Sq. Ft. X ₹ 12,000.00 = ₹ 89,64,000.00</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>Total Value of the property</b>	<b>:</b>	<b>₹ 89,64,000.00 - ₹ 10,92,488.00 = ₹ 78,71,512.00</b>
<b>The Fair Market value of the property</b>		<b>₹ 78,71,512.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 70,84,361.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 62,97,210.00</b>
<b>Insurable value of the property (747.00 X 2500.00)</b>	<b>:</b>	<b>₹ 18,67,500.00</b>
<b>Guideline value of the property (747.00 X 4,560.00)</b>	<b>:</b>	<b>₹ 34,06,320.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 2, Ground Floor, "Guru Daiwat Co-Op. Hsg. Soc. Ltd.", Behind Nanji Mansion, Raghuvir Nagar, Opp. Godrej Showroom, Manpada Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN

Code - 421 201, State – Maharashtra, Country – India for this particular purpose at ₹ 78,71,512.00 (Rupees Seventy Eight Lakh Seventy One Thousand Five Hundred Twelve Only). as on 18<sup>th</sup> May 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 18<sup>th</sup> May 2023 is ₹ 78,71,512.00 (Rupees Seventy Eight Lakh Seventy One Thousand Five Hundred Twelve 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:

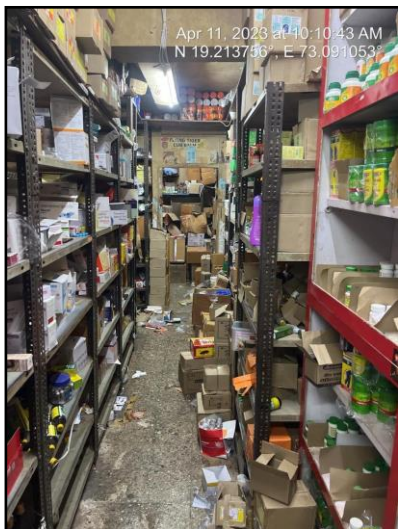
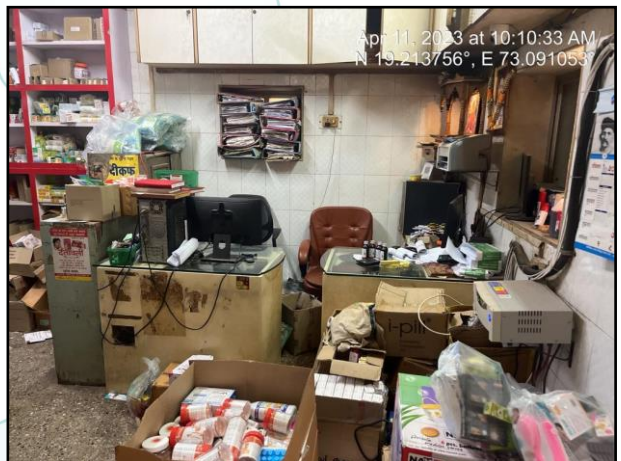
### Think.*Innovate*.Create ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floor
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	1984 (As per Building Completion Certificate)
4.	Estimated future life	21 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.

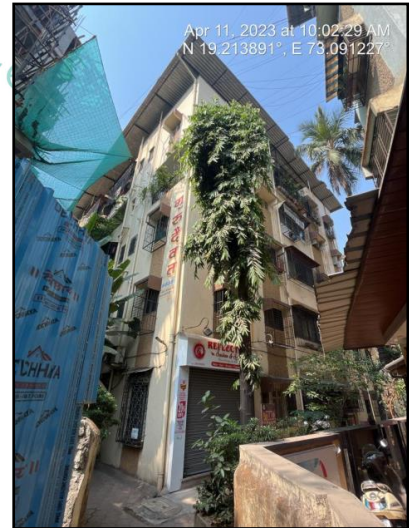
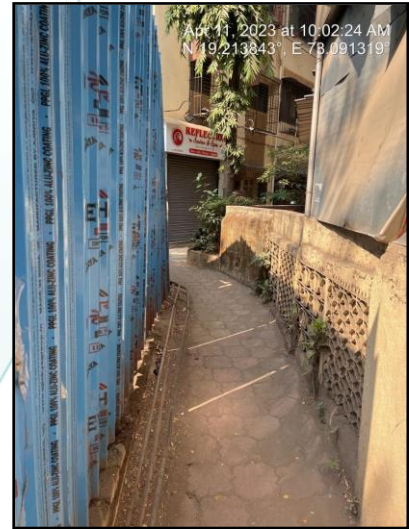


8	Partitions	6" thick brick wall
9	Doors and Windows	M. S. Door
10	Flooring	Mosaic tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Open plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing capping electrification
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No provided
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

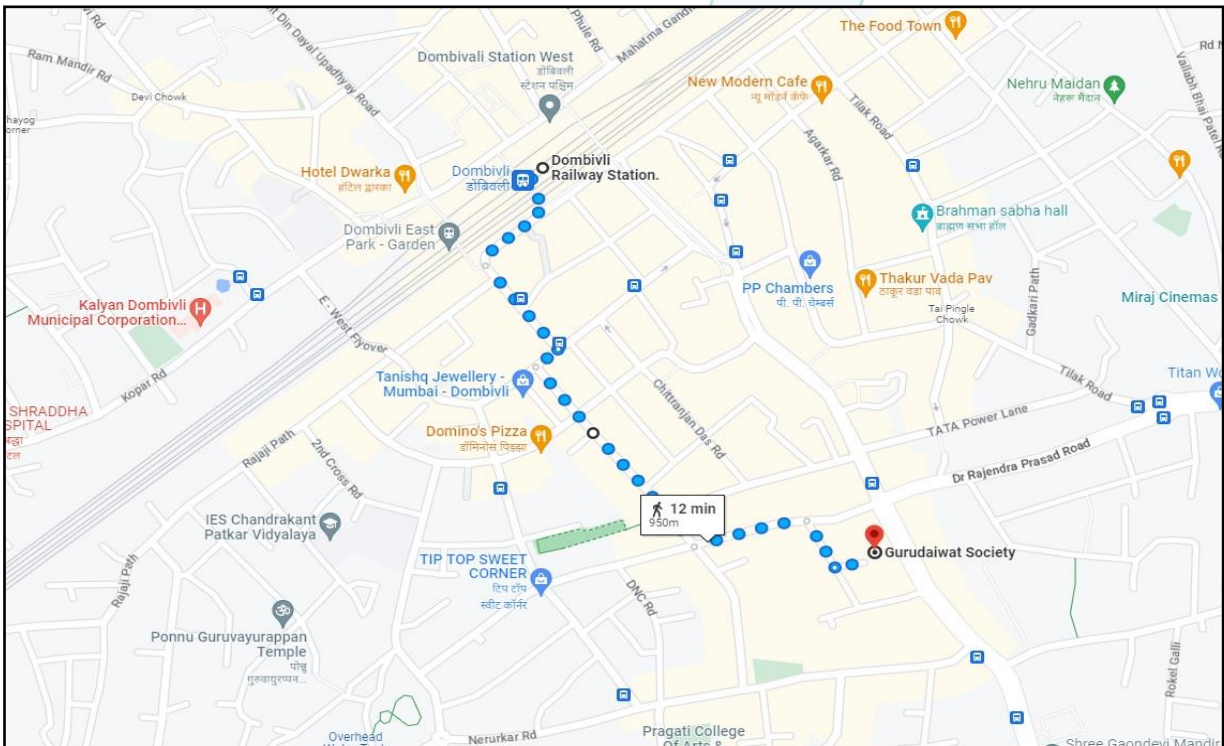
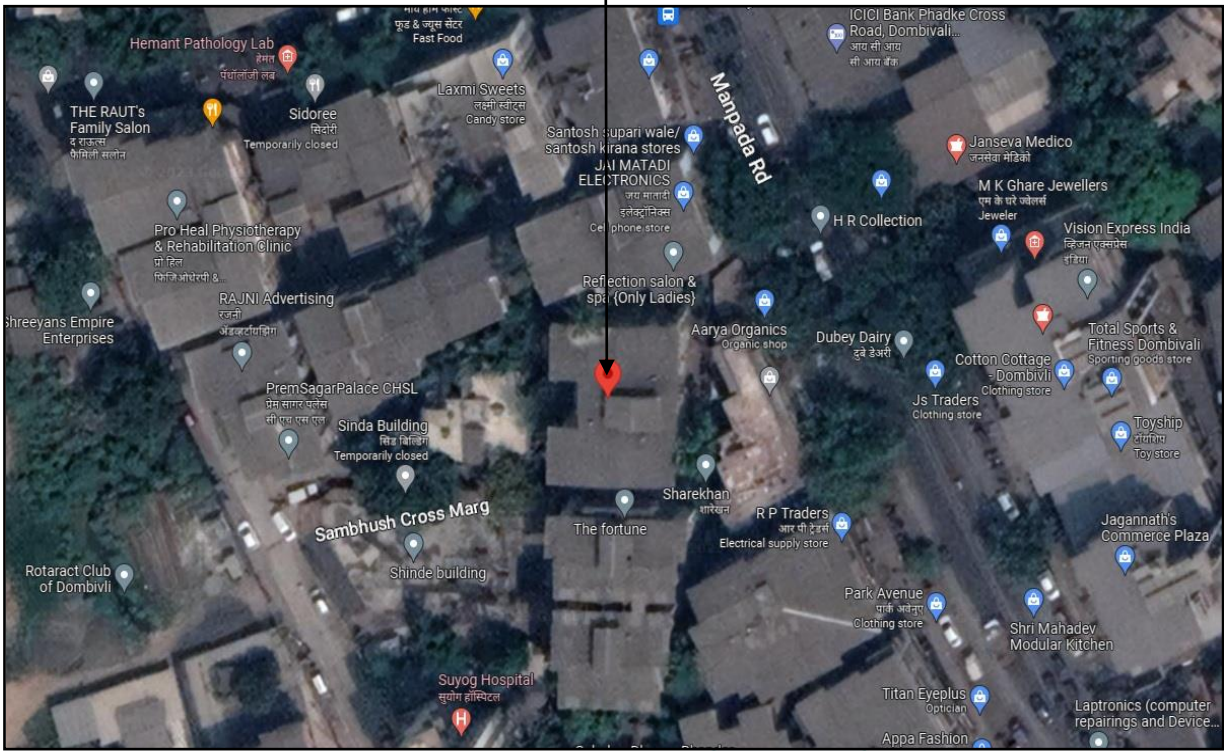


## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude - 19°12'49.2"N 73°05'27.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 950M)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**वाजारमूल्य दर पत्रक**

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : गजब्रंघन पाथर्ली

Search By:  Survey No  Location

Enter Survey No: 11072

Language: English

उपविभाग	बुली नमीन	निवासी सदनिका	ऑफीस	डुकाने	औद्योगिक	एफक (Re.)	Attribute
8/32-विभाग 19क ट्रान्समिशन लाइन चा पुर्वेकडील भाग (पाथर्ली गाव)	24500	64800	74500	88500	74500	बौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	64,800.00			
No Reduced, Flat Located on Ground Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>64,800.00</b>	<b>Sq. Mt.</b>	<b>6,020.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,500.00			
The difference between land rate and building rate (A – B = C)	40,300.00			
Depreciation Percentage as per table (D) [100% - 39%] (Age of the Building – 39 Years)	61%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>49,083.00</b>	<b>Sq. Mt.</b>	<b>4,560.00</b>	<b>Sq. Ft.</b>

### **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%

**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

**1 BHK Apartment**  
 ₹42.0 L EMI starts at ₹22.24 K  
 ₹7.64 K/sq.ft.

550 sq.ft. Build Up Area | ₹77.64 K/sq.ft. Avg. Price | 10 Year Old Age of property | Ready to move Possession status | Lower of 4 floors | East facing Facing | Semi Furnished Furnishing

**Overview**  
 Brokerage: ₹50,000 | Price: ₹42.0 L  
 Carpet Area: 430 sq.ft. | Bedrooms: 1

**Shop In Dombivli East, Mumbai For Sale**  
 Manpada Rd, Union Bank Of India, ₹32 Lacs, ₹24,029/Month, 250 Sq.Ft. Built Up Area

Shop / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivli east / Shops for Sale in Dombivli east / Property Details

Shop / Public And Reserved / Leasehold / Fully Furnished / Apr 17, 2023

Nearby: Tilak Cinema, New Modern Cafe, Gopi Cine Mall, PP Chambers, Raj Vaibhav Complex

**NoBroker Services**  
 Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

**Activity On This Property**  
 62 Unique Views, 2 Shortlists, 7 Views

## Price Indicators

**NOBROKER** My Bookings Pay Rent Post Your Property

**Shop in Dombivli East, Mumbai For Sale**  
Commercial Buy  
Guru mandir road Chhedda Road junction, Near Joshi High School blossom

₹ 60 Lacs  
18,519 / Sq.Ft

₹ 45,056/Month  
Estimated EMI

324 Sq.Ft  
Built Up Area

Apply Loan

Home | Commercial Properties for Sale in Mumbai | Commercial Properties for Sale in Dombivli east | Shops for Sale in Dombivli east | Property Details

Photos Location

Shop  
Property Type

Public  
Parking

Freehold  
Ownership Type

Ground Floor  
Of Total 2 Floors

Fully Furnished  
Furnishing

More Than 10 Year  
Age of Property

Apr 29, 2023  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Nearby: Titaak Cinema New Modern Cafe Gopi Cine Mall PP Chambers Raj Vaibhav Complex

**NoBroker Services**

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

**Activity On This Property**

103 Unique Views 1 Shortlists 1

**Similar Properties**

Shop in Dombivli East, Mumbai for sale  
Chhedda Road, Penda Nagar  
Within 5 km  
Price ₹ 55 Lacs Area 261 sqft

**Description**  
ain Junction of Chhedda Road And Gurumandir Road  
1+1  
Powered By: Smart Recommendation

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## Sales Instance

4227338 11-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 4227/2023 नोदणी : Regn:63m
<b>गावाचे नाव : गं.भा.पाथर्ली</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2830500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: विभाग क्र. 8/32,दर रु.64,800/- प्रति चौ. मी. मौजे गजबंधन पाथर्ली येथील श्री कार्तिकेय को-ऑपरेटिव्ह हौसिंग सोसायटी लि. नावाच्या इमारतीमधील सदनिका क्र.001,तळ मजला,क्षेत्र 470 चौ.फुट म्हणजेच 43.68 चौरस मीटर्स बिल्ट-अप.( ( Survey Number : सर्व्हे नं.47, हिस्सा नं.4 पैकी आणि 7 ; ) )	
(5) क्षेत्रफळ	43.68 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:-चांदनी हर्षद राजगोर वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 001, तळ मजला, श्री कार्तिकेय को-ऑपरेटिव्ह हौसिंग सोसायटी लि., जीजाई नगर, संत नामदेव पथ, डोंबिवली पूर्व, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ALIPB0671M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित गंगाराम पाटील वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 604, सहावा मजला, रोसा बेला, सुरज वॉटर पार्क समोर, घोडबंदर रोड, ठाणे, तालुका व जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AKYPP8004F 2): नाव:-मिनाक्षी अमित पाटील पूर्वाक्षमीची मिनाक्षी पांडुरंग पाटील वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 604, सहावा मजला, रोसा बेला, सुरज वॉटर पार्क समोर, घोडबंदर रोड, ठाणे, तालुका व जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BJMPP1289C	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4227/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(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.	



## Sales Instance

214338 11-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 214/2023 नोदणी : Regn:63m
<b>गावाचे नाव : गं.भा.पाथर्ली</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	3800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2650000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र. 8/32,दर रु.64,800/- प्रति चौ.मी.,मौजे गजबंधन पाथर्ली येथील सर्व्हे नं. 76,हिस्सा नं.1ए,या जमिनी वरील सप्तऋषी को-ऑपरेटिव्ह हौसिंग सोसायटी लि. नावाच्या इमारती मधील सदनिका क्र.304,तिसरा मजला,बिल्डींग नं.बी/1,क्षेत्र 440 चौ.फुट म्हणजेच 40.89 मीटर बिल्टअप.(( Survey Number : सर्व्हे नं. 76, हिस्सा नं.1ए ; ))	
(5) क्षेत्रफळ	40.89 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:-भगवती प्रसाद दुलीचंद करवा वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी1/304, तिसरा मजला, सप्तऋषी को-ऑपरेटिव्ह हौसिंग सोसायटी लि., श्री हरी मंगल कार्यालय जवळ, आनंद नगर, मानपाडा रोड, डोंबिवली पूर्व, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAGPK3355C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बैकुंठनाथ दिनानाथ पांडेय वय:-69, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी4/404, सप्तऋषी को-ऑपरेटिव्ह हौसिंग सोसायटी लि., श्रीहरी मंगल कार्यालय जवळ, आनंद नगर, मानपाडा रोड, डोंबिवली पूर्व, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AA XPP2088C	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	04/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	214/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	266000	
(13)बाजारभावाप्रमाणे नोदणी 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 **18<sup>th</sup> May 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 **₹ 78,71,512.00 (Rupees Seventy Eight Lakh Seventy One Thousand Five Hundred Twelve Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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