

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss. Swapnali Oroskar**

Residential Flat No. 501, 5th Floor, F Wing, "Golden Valley Co-Op. Hsg. Soc. Ltd.", Sonivali Village,
Barvi Dam Road, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'31.2"N 73°15'31.7"E

Valuation Done for:

Cosmos Bank

Ambarnath Branch




Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk,
Ambarnath (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. 501, 5th Floor, F Wing, "Golden Valley Co-Op. Hsg. Soc. Ltd.", Sonivali Village, Barvi Dam Road, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India belongs to **Miss. Swapnali Oroskar.**

Boundaries of the property.

North : Barvi Dam Road
South : Jewel Arista
East : Open Plot
West : Sonivali Village

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 **₹ 14,46,500.00 (Rupees Fourteen Lakh Forty Six Thousand Five Hundred Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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Valuation Report of Residential Flat No. 501, 5th Floor, F Wing, "Golden Valley Co-Op. Hsg. Soc. Ltd.", Sonivali Village, Barvi Dam Road, Badlapur (West), Thane – 421503, 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 17.04.2023 for Banking Purpose
2	Date of inspection	13.04.2023 (R)
3	Name of the owner/ owners	Miss. Swapnali Oroskar
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. 501, 5 th Floor, F Wing, "Golden Valley Co-Op. Hsg. Soc. Ltd.", Sonivali Village, Barvi Dam Road, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India. Contact Person: Miss. Swapnali Oroskar (Owner) Contact No.: 9767549402
6	Location, street, ward no	Sonivali Village, Barvi Dam Road, Badlapur (West)
	Survey/ Plot no. of land	Gut No. 22, Hissa No. 3b & 1a of Village – Sonivali
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. = 232.00 Terrace Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 267.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 222.00 Terrace Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 263.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 316.00 (Total Carpet + 20%)
13	Roads, Streets or lanes on which the land is abutting	Sonivali Village, Barvi Dam Road, Badlapur (West)
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?	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 KBMC norms Percentage actually utilized – Details not available
26	RENTS	

	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 3,000.00 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 – 2018 (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, Ambernath Branch to assess fair market value as on 17.04.2023 for Residential Flat No. 501, 5th Floor, F Wing, “**Golden Valley Co-Op. Hsg. Soc. Ltd.**”, Sonivali Village, Barvi Dam Road, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India belongs to **Miss. Swapnali Oroskar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.03.2017 (6 Pages from Agreement).
2	Copy of Occupancy Certificate No. KBMC / NRV / 6121 / 2018 – 2019 dated 28.08.2018 issued by Kulgaon Badlapur Municipal Council.

LOCATION:

The said building is located at Gut No. 22, Hissa No. 3b & 1a of Village – Sonivali, Taluka – Ambernath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 4.1 Km. from Badlapur railway station.

BUILDING:

The building under reference is having Part Stilt + 7 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. 5th Floor is having 14 Residential Flat. 2 Lifts are provided in building.

Residential Flat:

The property is a Residential Flat located on 5th Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath + WC + Passage + Terrace (i.e., **1BHK + Terrace**). 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 April 2023

The Carpet Area of the Residential Flat	:	263.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	5 years
Cost of Construction	:	316.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,90,000.00
Depreciation $\{(100-10) \times 5 / 60\}$:	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	:	₹ 34,300.00 per Sq. M. i.e. ₹ 3,187.00 per Sq. Ft.
Value of property as on 17.04.2023	:	263.00 Sq. Ft. X ₹ 5,500.00 = ₹ 14,46,500.00

(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 17.04.2023	:	₹ 14,46,500.00
Total Value of the property	:	₹ 14,46,500.00
The realizable value of the property	:	₹ 13,01,850.00
Distress value of the property	:	₹ 11,57,200.00
Insurable value of the property	:	₹ 12,90,000.00
Guideline Value of the property	:	₹ 24,99,504.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5th Floor, F Wing, "Golden Valley Co-Op. Hsg. Soc. Ltd.", Sonivali Village, Barvi Dam Road, Badlapur (West), Thane – 421503, State – Maharashtra, Country – India for this particular purpose at **₹ 14,46,500.00 (Rupees Fourteen Lakh Forty Six Thousand Five Hundred Only) as on 17th April 2023.**

NOTES

- I, Sharad 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 April 2023 is ₹ 14,46,500.00 (Rupees Fourteen Lakh Forty Six Thousand Five 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:

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

1.	No. of floors and height of each floor	Part Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2018 (As per Occupancy Certificate)
4.	Estimated future life	55 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 (ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification Concealed plumbing
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	As per Requirement
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	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

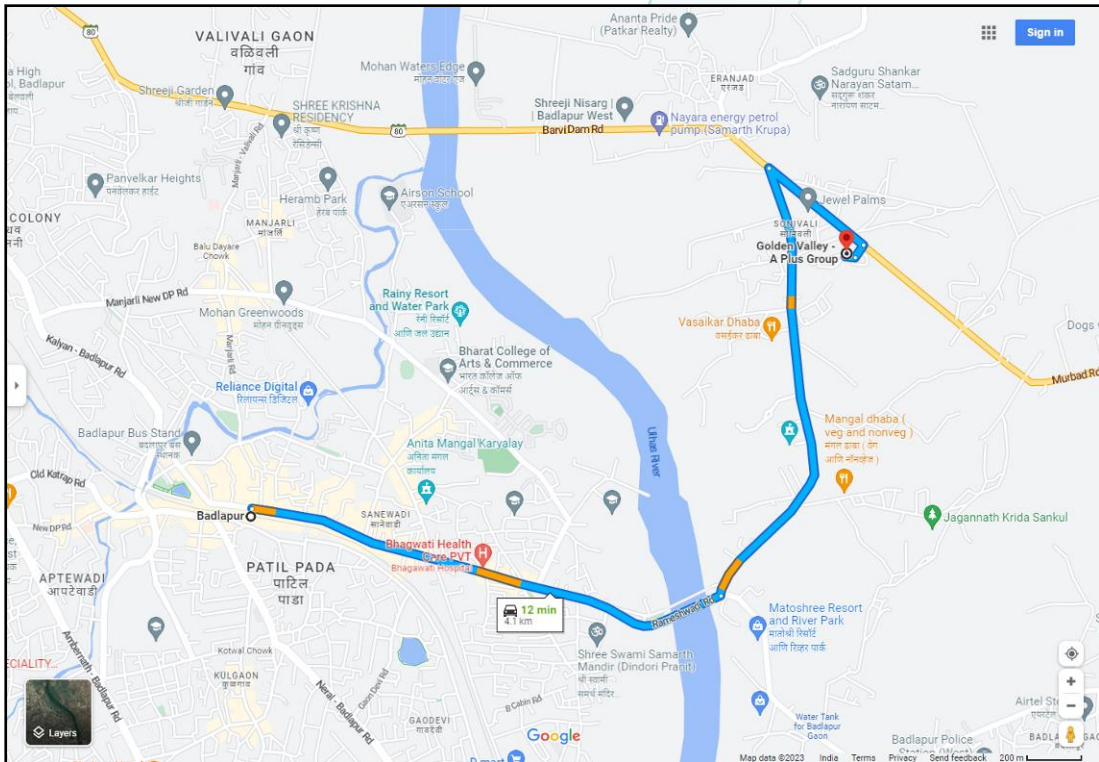


GOLDEN VALLEY CHS LTD		
101 MRS. KAVITA KRISHNA TUPE	102 MR. SANDIP SALUNKE	103 MR. ANURAG PATIL
104 MRS. SUSHMA SUDHAR GOPALABE	105 MR. AJIT RAJOO WANE	106 MR. DINESH B. CHOURKAR
201 MRS. RESHMA SANJAY RAUT	202 MR. PRAMOD N. AKREKAR	203 MR. ANIL K. KADAM
204 MRS. JAGRUTI KAMR HANSPAL	205 MR. MANOHAR B. SHINDE	206 MR. SACHIN MANTEL
301 MR. GANESH ESHWAR GADADE	302 MR. NILESH PANDU UNVAN	303 MR. SACHIN PRADIPAN BODKAR
304 MR. JAYESH DHEWAN WADAY	305 MR. SANDIP DHONDU KADAM	306 MR. SUDHANSHU KESHAV BODKAR
401 MR. PRADEEP BHAGU-SJI MOHE	402 MR. SANJAY UMASHANKAR PANDAY	403 MR. SANDIP SHINDH BODKAR
404 MRS. SHRIKUNTA BISHARI BISWAL	405 MR. UMESH CHANDRA DAS	406 MR. RAJESH BANGSHI KADAM
501 MISS. SWAPNALI OROSKAR	502 MR. SIDDHANT ANAND SUTAR	503 MR. RAJESH PATIL
504 MR. AJIT MAHAPATRE	505 MR. RANCHAUDRA D. KOBLEKAR	506 MR. PRADIP DADAR GADGODE



Route Map of the property


Site,u/r



Latitude Longitude - 19°10'31.2"N 73°15'31.7"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 4.1 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

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Year
 20232024

Annual Statement of Rates

Language
 English

Selected District: ठाणे
 Select Taluka: शंवरनाथ
 Select Village: मौजे [गांव] सोनिवली
 Search By: Survey No Location

Select	उपविभाग	चुली जमीन	निवासी सदनिका	बॉकीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	4/11/1-सी-1) सोनिवली गावातील ना विकास विभागातील मिळकती प्रती चौरस मिटर	1830	0	0	0	0	चौ. मीटर
SurveyNo	4/11-सी-1) सोनिवली गावातील सर्व मिळकती	4400	34300	35600	40600	35600	चौ. मीटर

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Sale Instance

388378	सूची क्र.2	दुयम निबंधक : सह दु.नि. उल्हासनगर 2
13-04-2023		दस्त क्रमांक : 3883/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : सोनिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1700000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1169000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे सोनिवली,तालुका अंबरनाथ,जिल्हा ठाणे,येथील गट क्रमांक 22,हिस्सा क्रमांक 2/अ,क्षेत्र 0 हेक्टर 24 आर 30 प्रती म्हणजेच 2430 प्रती,आकार 13 रु 12 पैसे.यावरील गोल्डन कॉर्नर,ए विंग मधील सदनिका क्रमांक 201,दुसरा मजला,क्षेत्र 30.983 चौरस मीटर कारपेट या मिळकतीबाबतचा करारनामा.((GAT NUMBER : 22/2/अ ; HISSA NUMBER : - ;))	
(5) क्षेत्रफळ	30.983 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:-ए प्लस क्रिएशन तर्फे भागीदार विवेक हितेश कारेलीया तर्फे कु.मु. व क.ज. देणार श्री. प्रविण रमाकांत शेळके वय:-30 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कार्या पत्ता गट क्रमांक 22/3/ब, सोनिवली, बदलापूर पश्चिम, तालुका अंबरनाथ, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ABIFA5756C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल नारायण सावंत वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विठ्ठल रुक्मिणी मंदिर जवळ, पळसगाव,ता.खटाव,पळसगाव,सातारा,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सातारा. पिन कोड:-415507 पॅन नं:-FQYPS6215J	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3883/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	102000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17000	
(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

469278	सूची क्र.2	दुयम निबंधक : सह दु.नि. उल्हासनगर 2
13-04-2023		दस्त क्रमांक : 4692/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : सोनिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1250000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	805800	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती : इतर माहिती: मौजे सोनिवली,तालुका अंबरनाथ,जिल्हा ठाणे,येथील गट क्रमांक 22,हिस्सा क्रमांक 2/अ,क्षेत्र 0 हेक्टर 24 आर 30 प्रती म्हणजेच 2430 प्रती,आकार 13 रु 12 पैसे,यावरील गोल्डन कॉर्नर,सी. विंग मधील सदनिका क्रमांक 204,दुसरा मजला,क्षेत्र 21.36 चौरस मीटर कारपेट या मिळकतीबाबतचा करारनामा.((GAT NUMBER : 22/2/अ ; HISSA NUMBER : - ;))	
(5) क्षेत्रफळ	21.36 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:-प्रकाश सिताराम सुरोशे वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सोनिवली गाव .बारवी धरण रोड ,बदलापूर पश्चिम , तालुका अंबरनाथ,जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.:-COLPS0231L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र शांताराम कुरळे वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री सिद्धिविनायक रहिवासी सेवा संघ चाळ क्रमांक .01, महाकाली मंदिरा जवळ ,अहमदाबाद रोड ,न्यु आगरीपाडा, व्ही.टी.सी. मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं.:-ELYPK6450F 2): नाव:-नम्रता रविंद्र कुरळे वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री सिद्धिविनायक रहिवासी सेवा संघ चाळ क्रमांक .01, महाकाली मंदिरा जवळ ,अहमदाबाद रोड ,न्यु आगरीपाडा, व्ही.टी.सी. मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं.:-JIPK3324J	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4692/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	75000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12500	
(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)	

Sales Instance

410278 13-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 4102/2023 नोंदणी : Regn:63m
गावाचे नाव : सोनिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1830000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1230000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे सोनिवली,तालुका अंबरनाथ,जिल्हा ठाणे,येथील गट क्रमांक 22,हिस्सा क्रमांक 2/अ,क्षेत्र 0 हेक्टर 24 आर 30 प्रती म्हणजेच 2430 प्रती,आकार 13 रु 12 पैसे,यावरील गोल्डन कॉर्नर,सी विंग मधील सदनिका क्रमांक 201,दुसरा मजला,क्षेत्र 32.585 चौरस मीटर(कारपेट)या मिळकतीबाबतचा करारनामा.((GAT NUMBER : 22 ; HISSA NUMBER : 2 ;))	
(5) क्षेत्रफळ	32.585 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:-ए प्लस क्रीयेशन तर्फे भागीदार पंकजकुमार शिवलाल पटेल तर्फे कु.मु. व क.ज. देणार प्रविण रमाकांत शेळके वय:-30 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कार्या पत्ता गट क्रमांक 22/3/ब, सोनिवली, बदलापूर पश्चिम, तालुका अंबरनाथ, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ABIFA5756C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक रस्समा घुटे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी.के कॉलोनी,चाल क्रमांक 6/8,चर्च रोड,चिंचपाडा गाव,काटेमानिवली,कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AZRPG7101Q 2): नाव:-कल्पना अभिषेक घुटे वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी.के कॉलोनी,चाल क्रमांक 6/8,चर्च रोड,चिंचपाडा गाव,काटेमानिवली,कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-DWQPG1269G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4102/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	109800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18300	
(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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th April 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 **₹ 14,46,500.00 (Rupees Fourteen Lakh Forty Six Thousand Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D. Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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