

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-345/23-24	Dated 28-Apr-23
Buyer (Bill to) Cosmos Bank - Ghatkopar Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31178 / 2300350	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 "Name of Proposed Purchaser:
 Mr. Pravin Mukund Sonar &
 Mrs. Shivani Pravin Sonar

Name of Owner:
 Mr. Prakash Bhikaji Patil &
 Mrs. Priyanka Prakash Patil

Residential Flat No. 502, 5th Floor, Building No. 5,
 "Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc.
 Ltd.", Village Katrap, Badlapur (East), Takula –
 Ambarnath, District – Thane, PIN Code – 421 503,
 State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for **Vastukala Consultants (I) Pvt Ltd**

Patil
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Pravin Mukund Sonar & Mrs. Shivani Pravin Sonar**

Name of Owner: **Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil**

Residential Flat No. 502, 5th Floor, Building No. 5, "Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd.",
Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503,
State – Maharashtra, Country – India.

Latitude Longitude - 19°09'58.9"N 73°13'33.3"E

Valuation Prepared for:

Cosmos Bank

Ghatkopar (West) Branch

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



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 502, 5th Floor, Building No. 5, "Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd.", Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil**. Name of **Proposed Purchaser** is **Mr. Pravin Mukund Sonar & Mrs. Shivani Pravin Sonar**.

Boundaries of the property.

North : Building No. 4
South : Open Plot
East : Open Plot
West : Open space area

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 **₹ 41,80,800.00 (Rupees Forty One Lakh Eighty Thousand Eight 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.

Sharadkumar
B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.28 17:16:51 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl. Valuation Report



Our Pan India Presence at :

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

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

Valuation Report of Residential Flat No. 502, 5th Floor, Building No. 5, "**Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd.**", Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane,

PIN Code – 421 503, 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 28.04.2023 for Bank Loan Purpose
2	Date of inspection	27.04.2023
3	Name of the owner/ owners	Name of Proposed Purchaser: Mr. Pravin Mukund Sonar & Mrs. Shivani Pravin Sonar Name of Owner: Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil
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. 502, 5 th Floor, Building No. 5, " Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd. ", Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India. Contact Person: Mr. Dinesh Jadhav (Client Representative) Contact No.: 9805927477
6	Location, street, ward no	Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503
	Survey/ Plot no. of land	Survey No. 41/2, 43/2(Pt.) of Village – Katrap
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.	Carpet Area in Sq. Ft. = 670.00 (Area as per Actual Site Measurement)

	Shape, dimension and physical features	Carpet Area in Sq. Ft. = 670.00 (Area as per Draft Agreement for Sale) Built Up Area in Sq. Ft. = 804.00 (Carpet + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village Katrap, Badlapur (East), Takula – Ambarnath, District – Thane, PIN Code – 421 503
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	N.A.
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	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,500.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a

		Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, 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 – 2015 (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.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 28.04.2023 for Residential Flat No. 502, 5th Floor, Building No. 5, “**Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd.**”, Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil**. Name of Proposed Purchaser is **Mr. Pravin Mukund Sonar & Mrs. Shivani Pravin Sonar**.

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale between the Transferors – Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil and the Transferees - Mr. Pravin Mukund Sonar & Mrs. Shivani Pravin Sonar
2	Copy of Agreement for Sale dated 17.12.2013, executed between the Transferors – M/s. Deep Laxmi Developers and the Transferees - Mr. Prakash Bhikaji Patil & Mrs. Priyanka Prakash Patil
6	Copy of Occupancy Certificate No. KBMC / NRV / 268 / 2014 – 2015 dated January 14, 2015, issued by Kulgaoon Badlapur Nagar Parishad.

LOCATION:

The said building is located at Survey No. 41/2, 43/2 (Pt.) of Village – Katrap, Badlapur (East), Taluka – Ambernath, District - Thane. The property falls in Residential Zone. It is at a travelling distance 1.6 Km. from Badlapur railway station.

BUILDING:

The building under reference is having Ground + 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 building is used for residential purpose. 5th Floor is having 6 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on 5th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood



door frame with flush shutters, Powder Coated Aluminum sliding windows, casing capping electrification & Concealed plumbing etc.

Valuation as on 28th April 2023

The Built Up Area of the Residential Flat	:	804.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	8 Years
Cost of Construction	:	804.00 X 2,500.00 = ₹ 20,10,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12.00%
Amount of depreciation	:	₹ 2,41,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,400.00 per Sq. M. i.e. ₹ 5,147.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 54,303.00 per Sq. M. i.e. ₹ 5,045.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,500.00 per Sq. Ft.
Value of property as on 28.04.2023	:	804.00 Sq. Ft. X ₹ 5,500.00 = ₹ 44,22,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 28.04.2023	:	₹ 44,22,000.00 - ₹ 2,41,200.00 = ₹ 41,80,800.00
Total Value of the property	:	₹ 41,80,800.00
The realizable value of the property	:	₹ 37,62,720.00
Distress value of the property	:	₹ 33,44,640.00
Insurable value of the property (804.00 X 2,500.00)	:	₹ 20,10,000.00
Guideline value of the property (804.00 X 5,045.00)	:	₹ 40,56,180.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 502, 5th Floor, Building No. 5, "Manohar Shreeji Nirwana Phase I Co-op. Hsg. Soc. Ltd.", Village Katrap, Badlapur (East), Takula – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 41,80,800.00 (Rupees Forty One Lakh Eighty Thousand Eight Hundred Only)** as on **28th April 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th April 2023 is ₹ 41,80,800.00 (Rupees Forty One Lakh Eighty Thousand Eight 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

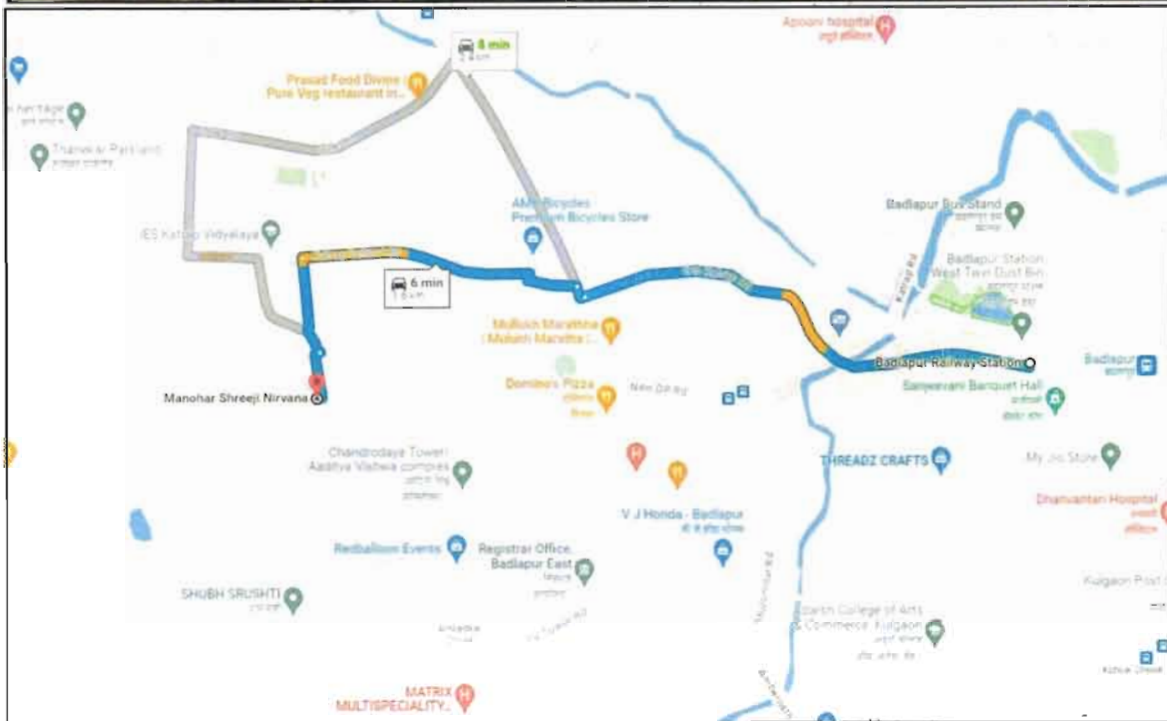
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2015 (As per occupancy certificate)
4	Estimated future life	52 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	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	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°09'58.9"N 73°13'33.3"E


Note: The Blue line shows the route to site from nearest railway station (Badlapur – 1.6 Km.)



Vastukala Consultants (I) Pvt. Ltd.
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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: 2023/2024
Language: English

Selected District: ठाणे
 Select Taluka: अंबरताश
 Select Village: नीजे [गांव] मीजे कात्रप
 Search By: Survey No Location
 Enter Survey No: 41

वपविभाग	सूची क्रमीन	निवासी वदनिका	बीडीस	दुकाने	बीघोविक	एफक (Rs./)	Attribute
10/25-एफ1/2ब) कात्रप गावातील उर्वरित मिळकती	9830	55400	56200	68800	56200	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,400.00			
Increase by 5% on units located between 5 to 10 floors	2,770.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	58,170.00	Sq. Mtr.	5,404.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,830.00			
The difference between land rate and building rate (A - B = C)	48,340.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building - 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	54,303.00	Sq. Mtr.	5,045.00	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 2 BHK Flat in Manohar Shreeji Nirvana For Sale in Katraj

₹ 50 Lacs ₹ 28,687/Month 915

2 Bedrooms 2 Bathrooms

Get Owner Details

Price trends by neighborhood

Report what was not correct in this property

Listed by Broker Sold Out View Info

Overview	
Age of Building	1-3 Years
Maintenance Charges	₹ 10 Per Sq Ft/M
Built-up Area	810 Sq Ft
Facing	East
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Furnishing Status	None
Floor	1/F

Activity On This Property

Similar Properties

NOBROKER 2 BHK Flat in Manohar Shreeji Nirvana Chs For Sale in Katraj

₹ 46 Lacs ₹ 26,364/Month 1,032

2 Bedrooms 2 Bathrooms

Get Owner Details

Price trends by neighborhood

Report what was not correct in this property

Listed by Broker Sold Out View Info

Overview	
Age of Building	3-5 Years
Maintenance Charges	₹ 12 Per Sq Ft/M
Built-up Area	1,032 Sq Ft
Furnishing Status	Unfurnished
Floor	1/F
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Carpet Area	750 Sq Ft
Facing	North
Platform	Block And Can

Activity On This Property

Similar Properties

Sales Instance

284878	सूची क्र.2	दुय्यम निबंधक सह दु.नि. उल्हासनगर 2
28-04-2023		दस्त क्रमांक 2848 2023
Note -Generated Through eSearch Module For original report please contact concern SRO office.		नोदणी Regn 63m
गावाचे नाव : कात्रप		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2600000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे,	2681000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास,	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन .. इतर माहिती: मौजे कात्रप, तालुका अंबरनाथ, जिल्हा ठाणे, येथील सर्व्हे नं. 43, हिस्सा नं. 2 पैकी क्षेत्र 4600.00 चौ. मी. यावरील "मनोहर श्रीजी निरवाना फेज 1 को. ऑपरेटिव्ह हौसिंग सोसायटी लि." मधील बिल्डिंग नं. 1, सहावा मजला, सदनिका क्र. 602, क्षेत्र 41.14 चौ. मी. कारपेट, (बांधकाम पुर्ण झाल्याची दि. 02/01/2015 अन्वये 8% वजावट) (Survey Number : 43.)	
(5) क्षेत्रफळ	41.14 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 - रोहित भिमराव देशमुख वय -29 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. रूम नं. 11 , बिल्डिंग नं. 13 , गितांजली नगर, जस्मिन मिल रोड, रेहमत हॉटेल, माहीम, मुंबई महाराष्ट्र, मुंबई पिन कोड -400017 पॅन नं. -BW/WPD5685D 2) नाव - भिमराव बाबुराव देशमुख वय -54 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. रूम नं. 11 , बिल्डिंग नं. 13 , गितांजली नगर, जस्मिन मिल रोड, रेहमत हॉटेल, माहीम, मुंबई महाराष्ट्र, मुंबई पिन कोड -400017 पॅन नं. -BZC/PO8722L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - युवराज अभिमन्यु बागल वय -36, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. रूम नं. 2 , चाळ नं. 2 , ताराबाई निवास, गावदेवी रोड, टेंम्भीपाडा, भांडूप (पश्चिम), मुंबई महाराष्ट्र, मुंबई पिन कोड -400078 पॅन नं. -ASNPB41704E 2) नाव - मयुरी युवराज बागल वय -27, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. रूम नं. 2 , चाळ नं. 2 , ताराबाई निवास, गावदेवी रोड, टेंम्भीपाडा, भांडूप (पश्चिम), मुंबई महाराष्ट्र, मुंबई पिन कोड -400078 पॅन नं. -CW/QPM2317N	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2023	
(10) दस्त नोदणी केल्याचा दिनांक	02/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2848 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	160900	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	26810	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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Sales Instance

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गावाचे नाव : कात्रप		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3464000	
(4) भू-मापन पोतहिस्सा व घरक्रमांक, असल्यास.	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मौजे कात्रप, तालुका अंबरनाथ, जिल्हा ठाणे येथील सर्व्हे नं. 41, हिस्सा नं. 1 पैकी प्लॉट नं. 8, (नविन सर्व्हे नं. 41 1 15), क्षेत्र 285.95 चौ. मी. व सर्व्हे नं. 41, हिस्सा नं. 1 पैकी प्लॉट नं. 9, (नविन सर्व्हे नं. 41 1 16), क्षेत्र 301 चौ. मी., दोन्ही मिळकती मिळून क्षेत्र 586.95 चौ. मी. यावरील श्री तिरुपती दर्शन को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड मधील राम रिगालिया बिल्डिंग चौथा मजला, सदनिका क्र. 403, सदनिकेचे क्षेत्र 50.01 चौ. मी. कारपेट (बाल्कनी एरिया, कबर्ड एरिया, ओपन टेरेस एरिया इत्यादी एकुण क्षेत्र 6.83 चौ. मी.) (Survey Number : 41 . .)	
(5) क्षेत्रफळ	56.84 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 मारक्यू एम्पायर रिअल इस्टेट रॅफे प्रोप्रायटर भुषण नंदकिशोर पातकर वय .37 पत्ता .प्लॉट नं. . माळा नं. . इमारतीचे नाव. बी-102, श्रीजी टॉवर, डॉमिनोजच्यामार्गे, कात्रप, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे पिन कोड -421503 पिन नं. -AOSPP2760E	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव .अनिकेत विजय भोसले वय .30, पत्ता .प्लॉट नं. . माळा नं. . इमारतीचे नाव सदनिका क्र 201, न्यू गोवर्धी को-ऑपरेटिव्ह हौसिंग सोसायटी लि. वास्तव्य हॉस्पिटल जवळ, कात्रप रोड, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे पिन कोड. -121503 पिन नं. -BBIPB5851N	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1012/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 **₹ 41,80,800.00 (Rupees Forty One Lakh Eighty Thousand Eight Hundred Only)**.

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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ou=Vastukala Consultants (I) Pvt. Ltd.,
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