

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Chandrakant Shankar Bamne**

Residential Flat No. 304, 3<sup>rd</sup> Floor, "**Shridev Apartment**", **Shridev Plaza Co-Op. Hsg. Soc. Ltd.**", Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'49.0"N 73°14'56.0"E

### Valuation Done 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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
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 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, "**Shridev Apartment**", Shridev Plaza Co-Op. Hsg. Soc. Ltd., Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Shri. Chandrakant Shankar Bamne**.

### Boundaries of the property.

North : Internal Road  
South : Internal Road  
East : Bhagirathi Complex CHSL  
West : Kavyatri Apartment

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 **₹ 23,64,700.00 (Rupees Twenty Three Lakh Sixty Four Thousand Seven 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.**

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### Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01




### Auth. Sign.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

**Valuation Report of Residential Flat No. 304, 3rd Floor, "Shridev Apartment", Shridev Plaza Co-Op. Hsg. Soc. Ltd.",**  
**Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambemath,**  
**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 15.06.2023 for Banking Purpose
2	Date of inspection	09.06.2023
3	Name of the owner/ owners	<b>Shri. Chandrakant Shankar Bamne</b>
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	<b>Address:</b> Residential Flat No. 304, 3 <sup>rd</sup> Floor, "Shridev Apartment", Shridev Plaza Co-Op. Hsg. Soc. Ltd.", Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambemath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Chandrakant S. Bamne (Owner) Contact No.: 7304370270
6	Location, street, ward no	Ward No. 2/9, B-1 / C-3, Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambemath, District – Thane.
	Survey/ Plot no. of land	Plot No. 1 to 7, Survey No. 82, Hissa No. 15 Part of Village - Kulgaon
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. = 424.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 535.00</b>

		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 2, 3 & 4, Rameshwadi Road, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambemath, District – Thane.
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.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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	<b>RENTS</b>	
(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	₹ 5,000.00 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.
		<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>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2003 (As per Possession Letter)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 15.06.2023 for Residential Flat No. 304, 3<sup>rd</sup> Floor, "**Shridev Apartment**", Shridev Plaza Co-Op. Hsg. Soc. Ltd.", Plot No. 2, 3 & 4, Rameshwadi Road Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Shri. Chandrakant Shankar Bamne**.

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

1	Copy of Agreement for sale dated 04.12.2003 between Shri. Gajaram Bhikaji Chaudhary (the Promoter) and Shri. Chandrakant Shankar Bamne (the Purchaser/s)
2	Copy of Society Share Certificate No. 14 dated 19.07.2016 in the name of Shri. Chandrakant Shankar Bamne.
3	Copy of Possession Letter dated 23.12.2003 issued by Gajaram Bhikaji Chaudhary Builders & Developers.

### LOCATION:

The said building is located at Plot No. 1 to 7, Survey No. 82, Hissa No. 15 Part of Village - Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.1 Km. from Badlapur railway station.

### BUILDING:

The building under reference is having Part Ground + 3 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 normal. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. No Lift are provided in building.

### Residential Flat:

The property is a Residential Flat located on 3<sup>rd</sup> Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath + WC + Passage (i.e. **1BHK with Bath + WC**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutter door, Aluminum sliding windows & Casing Capping electrification & Open plumbing.

**Valuation as on 15<sup>th</sup> June 2023**

<b>The Built Up Area of the Residential Flat</b>	:	<b>535.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Possession Letter)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 years
Cost of Construction	:	535.00 Sq. Ft. X ₹ 2,600.00 = ₹ 13,91,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30%
Amount of depreciation	:	₹ 4,17,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 43,010.00 per Sq. M. i.e. ₹ 3,996.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,410.00 per Sq. M. i.e. ₹ 3,383.00 per Sq. Ft.
<b>Value of property as on 15.06.2023</b>	:	<b>535.00 Sq. Ft. X ₹ 5,200.00 = ₹ 27,82,000.00</b>

(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)

<b>Depreciated fair value of the property as on 15.06.2023</b>	:	<b>₹ 27,82,000.00 (-) ₹ 4,17,300.00 = ₹ 23,64,700.00</b>
<b>Total Value of the property</b>	:	<b>₹ 23,64,700.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 21,28,230.00</b>
<b>Distress value of the property</b>	:	<b>₹ 18,91,760.00</b>
<b>Insurable value of the property (535.00 X 2,600.00)</b>	:	<b>₹ 13,91,000.00</b>
<b>Guideline Value of the property (535.00 X 3,383.00)</b>	:	<b>₹ 18,09,905.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3<sup>rd</sup> Floor, "**Shridev Apartment**", Shridev Plaza Co-Op. Hsg. Soc. Ltd.", Plot No. 2, 3 & 4, Rameshwadi Road Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambemath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 23,64,700.00 (Rupees Twenty Three Lakh Sixty Four Thousand Seven Hundred Only) as on 15<sup>th</sup> June 2023.**

## **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15<sup>th</sup> June 2023 is ₹ 23,64,700.00 (Rupees Twenty Three Lakh Sixty Four Thousand Seven 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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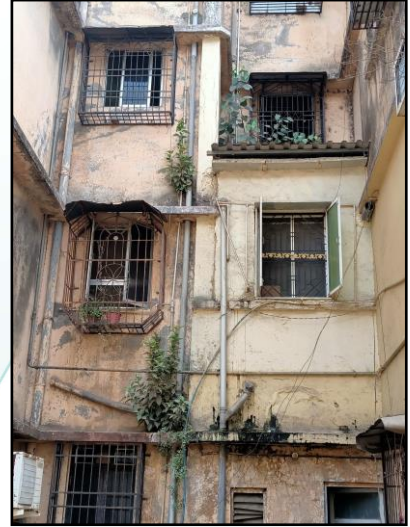
**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor		Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction		2003 (As per Possession Letter)
4.	Estimated future life		40 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 shutter door
10.	Flooring		Ceramic 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	Casing Capping electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing
15.	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17.	Compound wall Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity		No 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		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

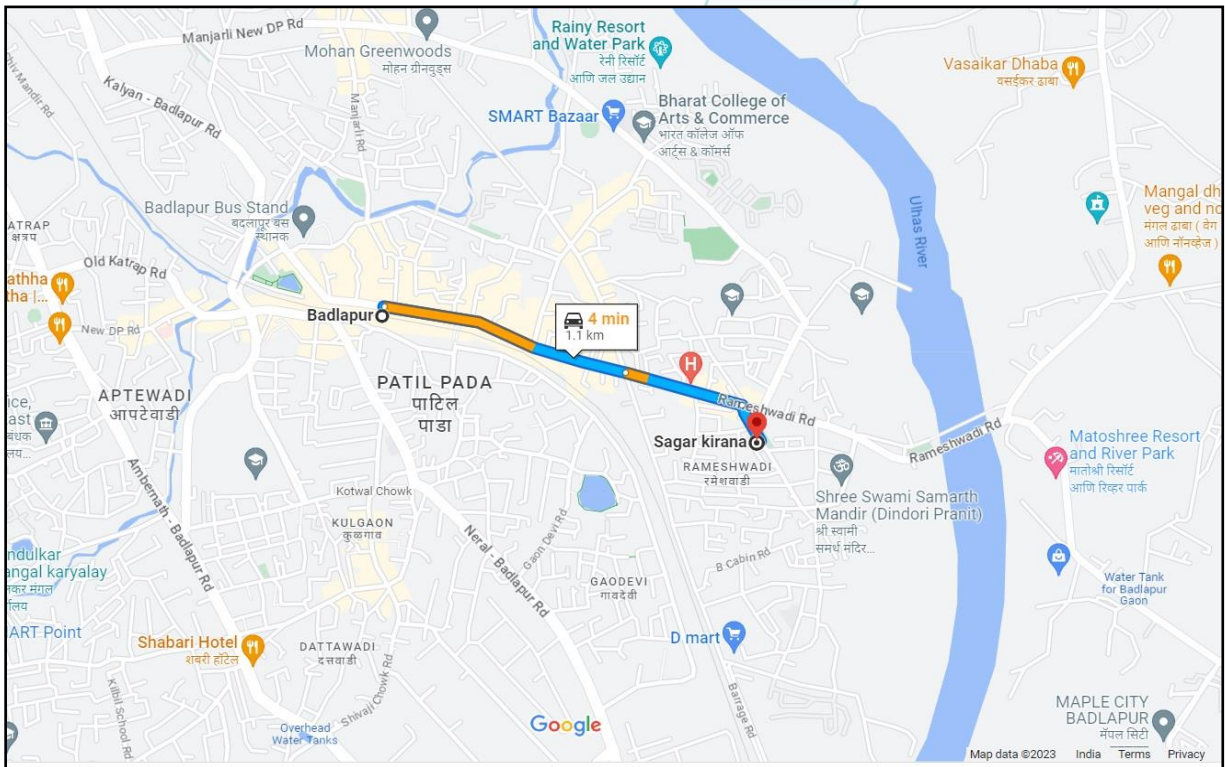
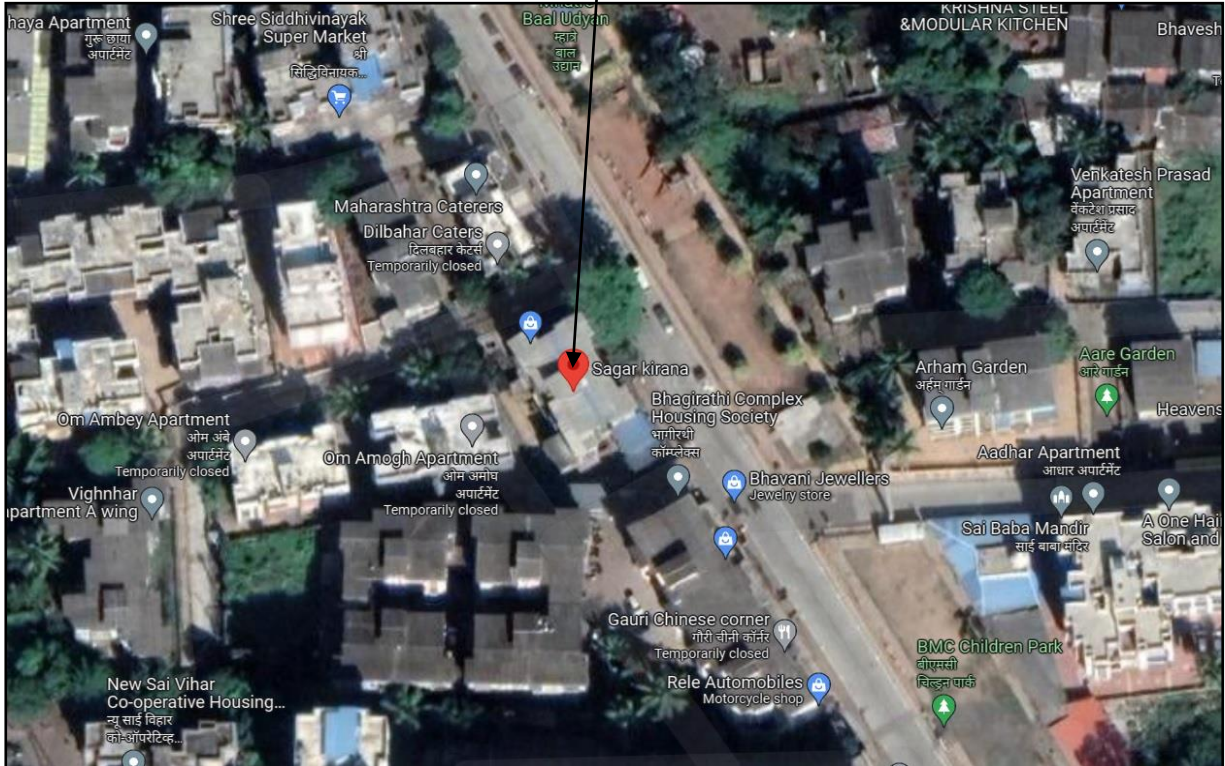


## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude - 19°09'49.0"N 73°14'56.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Badlapur – 1.1 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							
Home	Valuation Rules	User Manual	Close Feedback				
<b>Annual Statement of Rates</b>			Language English				
Year 20232024	Selected District: ठाणे Select Taluka: अंबरनाथ Select Village: सीजे [गांव] कुळगांव Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location Enter Survey No: 82 <input type="button" value="Search"/>						
उपविभाग	जुळी अमीन	निवासी सदनिका	बॉक्रीस	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/5-बी-1/ब) बदलापुर रेल्वे स्टेशनच्या समोरील रस्त्यास लागून असणा-या गांवठाणातील मिळकती आणि कर्जत रस्त्यावरील असणा-या कुळगांव गांवठाणातील सर्व मिळकती	7970	40300	48300	58300	48300	चौ. मीटर	सि.टी.एस. नंबर
2/9-बी-1/क-3) रेल्वे लाईन व पाईप लाईनच्या पुर्वेकडील कुळगांवच्या उर्वरीत मिळकती	10010	50600	57900	66400	57900	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	50,600.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	7,590.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>43,010.00</b>	<b>Sq. Mt.</b>	<b>3,996.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	10,010.00			
The difference between land rate and building rate (A – B = C)	33,000.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>36,410.00</b>	<b>Sq. Mt.</b>	<b>3,383.00</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

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Rameshwadi > 1 BHK Flats in Rameshwadi > 25 to 30 Lakh

Posted on Feb 18, 2023 | Ready to move

₹28 Lac

@ 6,021 per sq.ft.

Estimated EMI ₹ 22,364

1BHK 1Bath

Flat/Apartment for Sale

In Prakruti Vihar, Rameshwadi, Mumbai Beyond Thane, Mumbai

RERA STATUS ● NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Recommendatic >

Property (18) Society (1)

Photos (1/18)

Area

Carpet area: 465 sq.ft. (43.2 sq.m.)

Price

₹ 28 Lac+ Govt Charges & Tax @ 6,021 per sq.ft.

Floor Number

5<sup>th</sup> of 7 Floors

Configuration

1 Bedroom , 1 Bathroom, 3 Balconies

Address

Prakruti Vihar Rameshwadi, Mumbai Beyond Thane

Property Age

5 to 10 Year Old

**Places nearby** Rameshwadi, Mumbai Beyond Thane, Mumbai View All (50)

Gavdevi Temple
Rameshwadi Church
Jamma Masjid
Ganesh Mandir
Ram Maruti Mandir
Saibaba Mandir →

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Rameshwadi > 1 BHK Flats in Rameshwadi > 25 to 30 Lakh

Posted on May 02, 2023 | Ready to move

₹26 Lac

@ 4,049 per sq.ft.

Estimated EMI ₹ 20,766

1BHK 1Bath

Flat/Apartment for Sale

In Khatri Indrapuri, Rameshwadi, Mumbai Beyond Thane, Mumbai

RERA STATUS ● NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Recommendatic >

Property (4) Society (8)

Photos (1/4)

Area

Super Built up area 642 sq.ft. (59.64 sq.m.)

Price

₹ 26 Lac+ Govt Charges & Tax @ 4,049 per sq.ft. (All Inclusive)

Floor Number

4<sup>th</sup> of 7 Floors

Configuration

1 Bedroom , 1 Bathroom, 3 Balconies

Address

Khatri Indrapuri Rameshwadi, Mumbai Beyond Thane

Facing

East

Overlooking

Park/Garden, Main Road

Property Age

1 to 5 Year Old

**Places nearby** Barrage Road, Rameshwadi, Mumbai Beyond Thane, Mumbai View All (50)

Gavdevi Temple
Rameshwadi Church
Jamma Masjid
Ram Maruti Mandir
Ganesh Mandir
Ambamata Man →

# Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Rameshwadi > 1 BHK Flats in Rameshwadi > 25 to 30 Lakh Posted on May 15, 2023 | Ready to move

**₹30 Lac** @ 4,366 per sq.ft. **1BHK 2Baths**  
Estimated EMI ₹ 23,961  
Flat/Apartment for Sale  
in Vedanta Nakshtra Rameshwadi, Rameshwadi, Mumbai Beyond Thane, Mumbai

**RECA STATUS** NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

**Overview** Owner Details Price Trends Recommendations

**Property (4)**

**Area**  
Built Up area: 687 sq.ft. (63.82 sq.m.)

**Configuration**  
1 Bedroom, 2 Bathrooms, 2 Balconies

**Price**  
₹ 30 Lac @ 4,366 per sq.ft. (Negotiable)

**Address**  
Vedanta Nakshtra Rameshwadi Rameshwadi, Mumbai Beyond Thane

**Floor Number**  
2<sup>nd</sup> of 7 Floors

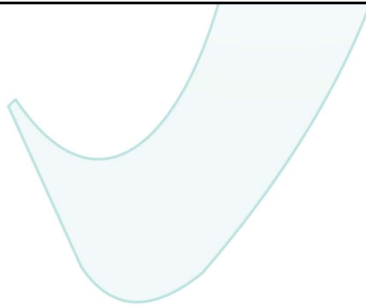
**Overlooking**  
Pool, Park/Garden, Club, Main Road, Others

**Property Age**  
1 to 5 Year Old

**Photos (1/4)**

**Places nearby** Rameshwadi, Mumbai Beyond Thane, Mumbai View All (49)

- Krishna temple
- Nandibaba temple
- State bank of india ATM
- Dr Jyotsna Jagtaps Ent Hospital and Hearing Aid Centre



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## Sales Instance

706178 10-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 7061/2023 नोदणी : Regn:63m
<b>गावाचे नाव : कुळगाव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1970000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2093000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: मौजे कुळगाव,ता. अंबरनाथ,जि. ठाणे येथील स. नं. 82,हिस्सा नं. 15,प्लॉट नं. 1 ते 7 व स. नं. 82,हिस्सा नं. 15 एकूण क्षेत्र 3642.22 चौ.मी यावरील श्रीदेव प्लाझा ऑप.हौसिंग सोसायटी लि मधील सदनिका क्र. 101,पहिला मजला,क्षेत्र 535 चौ.फुट म्हणजेच 49.72 चौ.मी बांधीव.(लाईट मीटर प्रमाणे पुरवठा दि. 13/10/2001 नुसार 21 % वजावट)(( Survey Number : 82 ; ) )	
(5) क्षेत्रफळ	535 चौ.फूट	
(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:-श्रावणकुमार रमाकांत सिंह वय:-64 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रेल्वे क्वार्टर्स नं. एम एस -आर बी 2, 983/9, कल्याण पश्चिम, ता. कल्याण, जि. ठाणे, महाराष्ट्र. ठाणे. पिन कोड:-421301 पॅन नं:-AHQPS5964A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज दत्ताराम चाळके वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: माऊली कृपा चाळ, ब्लॉक नं: 16/सी, रोड नं: जयदीप स्कुल मागे, विरार पूर्व, ता. वसई, जि. ठाणे, महाराष्ट्र. ठाणे. पिन कोड:-401305 पॅन नं:-AHBPC8765C 2): नाव:-मानसी मनोज चाळके वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: माऊली कृपा चाळ, ब्लॉक नं: 16/सी, रोड नं: जयदीप स्कुल मागे, विरार पूर्व, ता. वसई, जि. ठाणे, महाराष्ट्र. ठाणे. पिन कोड:-401305 पॅन नं:-BAZPC3115N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	24/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7061/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	125600	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	20930	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



## Sales Instance

5832541	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4
10-06-2023		दस्त क्रमांक : 5832/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : कुळगाव</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	2500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2224500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: मौजे कुळगाव तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे क्र. 82 हिस्सा क्र. 4 या जागेवरील श्री ओम त्रिमूर्ती को. ऑ. हौ. सो. लि. म्हणजेच त्रिमूर्ती अपार्टमेंट मधील ए विंग, पहिला मजला,सदनिका क्र. 2,क्षेत्र 580 चौ. फूट बांधीव( ( Survey Number : 82 ; ) )	
(5) क्षेत्रफळ	53.90 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:-शैलेश वसंत राणे -- वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. फ्लॉट नं. 2, पहिला मजला, ए विंग, श्री ओम त्रिमूर्ती को. ऑ. हौ. सो. लि., कुळगाव, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- AHIPR6437R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल भिमशा नागनळी -- वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. फ्लॉट नं. 203, दुसरा मजला, सी विंग, पनवेलकर घरकुल को. ऑ. हौ. सो. लि., बरेज रोड, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ADVPN7368N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5832/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

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

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> June 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 **₹ 23,64,700.00 (Rupees Twenty Three Lakh Sixty Four Thousand Seven Hundred 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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