

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Santosh Bhau Powar & Mrs. Vijaya Santosh Powar**

Residential Flat No. 1004, 10<sup>th</sup> Floor, Wing - B, "**Paradise Park – Phase I**", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane, PIN Code – 421 503, State - Maharashtra, Country – India.

**Latitude Longitude - 19°10'21.2"N 73°13'42.6"E**

## 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  
E-mail : 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  
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mumbai@vastukala.org

Valuation Report Prepared For: Cosmos Bank–Dombivli (East) Branch/ Mr. Santosh Bhau Powar (2335/2301497) Page 2 of 20

Vastu/Thane/07/2023/2335/2301497  
11/15-122-PSSH  
Date: 11.07.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1004, 10<sup>th</sup> Floor, Wing - B, "Paradise Park – Phase I", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane, PIN Code – 421 503, State - Maharashtra, Country – India belongs to **Mr. Santosh Bhau Powar & Mrs. Vijaya Santosh Powar.**

### Boundaries of the property.

North : Under Construction Building  
South : Wing - A  
East : Pranjee Garden City  
West : Ameya Charan CHSL / Internal Road

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 **₹ 37,20,000.00 (Rupees Thirty Seven Lakh Twenty Thousand Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.C



Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Auth. Sign.



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Valuation Report of Residential Flat No. 1004, 10th Floor, Wing - B, "Paradise Park – Phase I", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – 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 11.07.2023 for Banking Purpose
2	Date of inspection	07.07.2023
3	Name of the owner/ owners	<b>Mr. Santosh Bhau Powar &amp; Mrs. Vijaya Santosh Powar</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. 1004, 10 <sup>th</sup> Floor, Wing - B, "Paradise Park – Phase I", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane, PIN Code – 421 503, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ramesh (Security)
6	Location, <b>street</b> , ward no	Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District – Thane.
	Survey/ Plot no. of land	Plot No. 1, 2 & 6, Survey No. 41/7, 41/6/1/2, 41/6/2, 41/6/E, 41/CH, 41/6/5, 41/6/A/6, 41/6/G of Village - Belvali
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. = 460.00 Balcony Area in Sq. Ft. = 25.00

		Total Carpet Area in Sq. Ft. = 485.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 315.00</b> <b>Exclusive Area in Sq. Ft. = 150.00</b> <b>Total Carpet Area in Sq. Ft. = 465.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 346.00 (Carpet Area as per Agreement + 10%)
13	<b>Roads</b> , Streets or lanes on which the land is abutting	Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, 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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	NA

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KBNP 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	₹ 8,000.00 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?	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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the	As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
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 – 2022 (As per site information)
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.

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 11.07.2023 for Residential Flat No. 1004, 10<sup>th</sup> Floor, Wing - B, "**Paradise Park – Phase I**", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane, PIN Code – 421 503, State - Maharashtra, Country – India belongs to **Mr. Santosh Bhau Powar & Mrs. Vijaya Santosh Powar**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 11.01.2021 between M/s. Vakratund Enterprises (the Developers/Builders/Promoters) and Mr. Santosh Bhau Powar & Mrs. Vijaya Santosh Powar (the Allottees/Purchasers) (17 Pages from Documents).
3	Copy of Commencement Certificate Jav. Kr. KBNP / NRV / BP / 2566 / 2018-2019 / UNIK No. 9 dated 12.04.2018 issued by Kulgaon Badlapur Municipal Council. (Download from RERA Site)
5	Copy of RERA Registration Certificate No. P51700016121 Dated 17.04.2018 issued by Maharashtra Real Estate Regulatory Authority.

### LOCATION:

The said building is located at Plot No. 1, 2 & 6, Survey No. 41/7, 41/6/1/2, 41/6/2, 41/6/E, 41/CH, 41/6/5, 41/6/A/6, 41/6/G of Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane. The property falls in Residential Zone. It is at travelling distance of 1.6 Km. from Badlapur railway station.

### BUILDING:

The building under reference is having Stilt + 12 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. 10<sup>th</sup> Floor is having 8 Residential Flats. The building is without 2 lifts. The building's external condition is good.

### **Residential Flat:**

The residential flat under reference is situated on the 10<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + Balcony. (i.e., **1 BHK with 1 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

### **Valuation as on 11<sup>th</sup> July 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>465.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	01 Year
Cost of Construction	:	346.00 X 2,600.00 = ₹ 8,99,600.00
Depreciation	:	N.A., as the property age is below 5 years.
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,335.00 per Sq. M. i.e. ₹ 5,141.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
<b>Value of property as on 11.07.2023</b>	<b>:</b>	<b>₹ 465.00 Sq. Ft. X ₹ 8,000.00 = ₹ 37,20,000.00</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>Total Value of the property</b>	<b>:</b>	<b>₹ 37,20,000.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 33,48,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 29,76,000.00</b>
<b>Insurable value of the property (346.00 Sq. Ft. X 2,600.00)</b>	<b>:</b>	<b>₹ 8,99,600.00</b>
<b>Guideline Value of the Property (346.00 Sq. Ft. X 5,141.00)</b>	<b>:</b>	<b>₹ 17,78,786.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1004, 10<sup>th</sup> Floor, Wing - B, "Paradise Park – Phase I", Near Morya Motors, Ambernath - Badlapur Road, Katrap, Village - Belvali, Badlapur (East), Taluka – Ambernath, District - Thane, PIN Code – 421 503, State - Maharashtra, Country – India for this particular purpose at **₹ 37,20,000.00 (Rupees Thirty Seven Lakh Twenty Thousand Only)** as on **11<sup>th</sup> July 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 **11<sup>th</sup> July 2023 is ₹ 37,20,000.00 (Rupees Thirty Seven Lakh Twenty Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

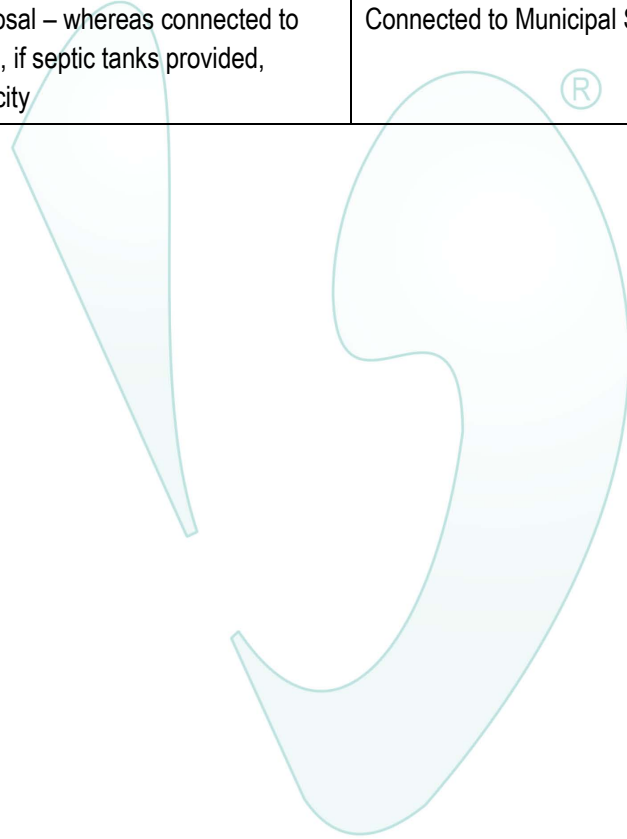
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**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 12 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 10 <sup>th</sup> Floor
3	Year of construction	2022 (As per site information)
4	Estimated future life	59 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood door frame with flush shutter door, Powder Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
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	
	(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	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	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

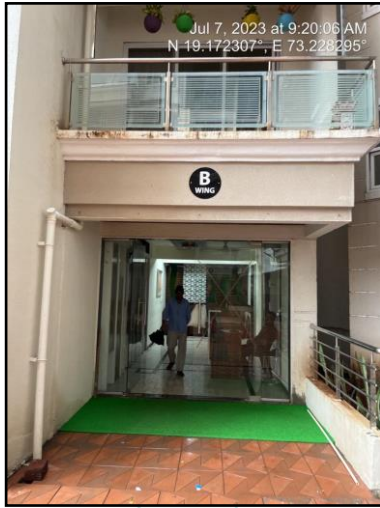


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## Actual site photographs



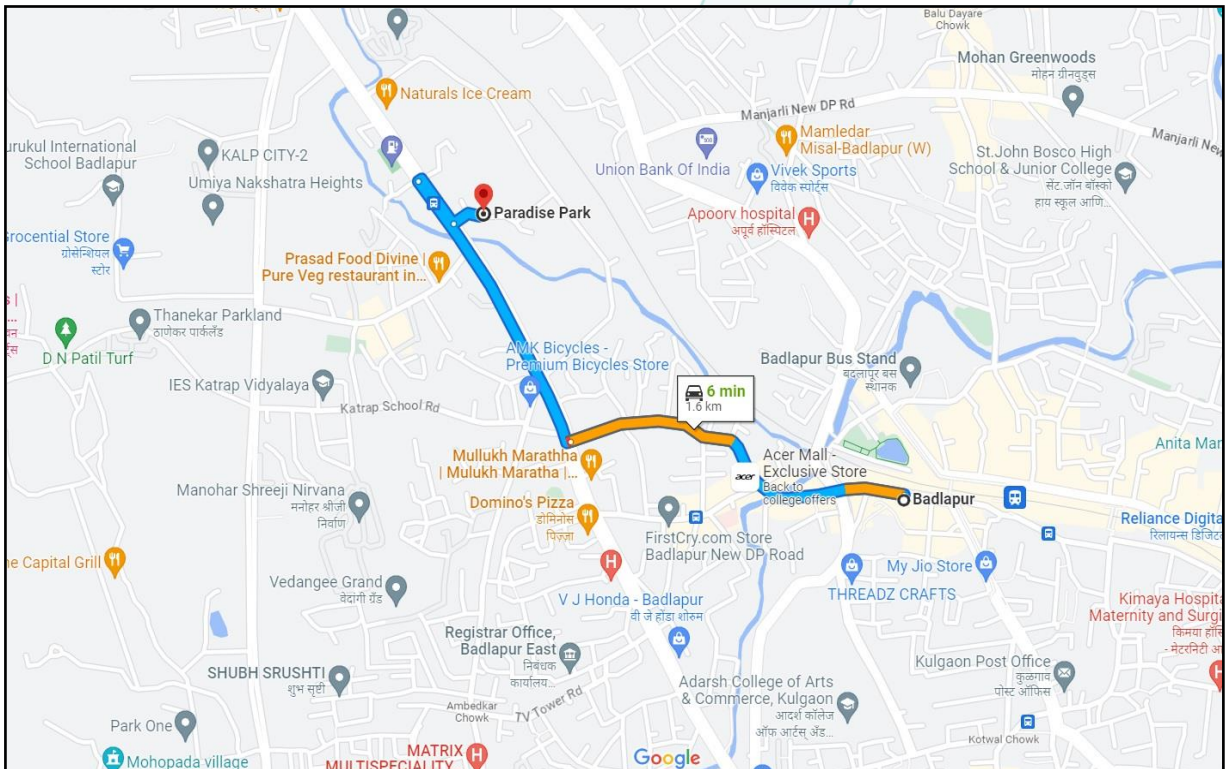
## Actual site photographs



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## Route Map of the property


Site u/r



**Latitude Longitude - 19°10'21.2"N 73°13'42.6"E**

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

Year: 2023/2024

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: मीजे [गांव] मीजे बेलवली

Search By:  Survey No  Location

Enter Survey No: 41

उपविभाग	सुरती खमीन	निवासी उपनिष्ठा	बोंडीस	डुकाने	बीछोमिक	एकक (Rs.)	Attribute
7/16-डी -2) बेनवली इरीज डी-1 अतिरीक उपलेल्या सर्व मिळकती बेनवली	10950	52700	55200	65800	55200	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	52,700.00			
Increase by 5% on Flat Located on 10 <sup>th</sup> Floor	2,635.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>55,335.00</b>	<b>Sq. Mt.</b>	<b>5,141.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
<b>Rate to be adopted after considering depreciation</b>	-	<b>Sq. Mt.</b>	-	<b>Sq. Ft.</b>

### 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)	<b>5 Floors to 10 Floors</b>	<b>Increase by 5% on units located between 5 to 10 floors</b>
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

The screenshot displays the 'Pranje Garden City Phase 2' project page on the Square Yards website. The page includes a navigation menu with options like 'Buy', 'Rent', and 'Projects'. The main content area is divided into three sections: 'Project Info', 'Price List', and 'Floor Plans'. The 'Price List' section contains a table with three rows of apartment units. To the right of the main content is a 'Contact our Real Estate Experts' form with fields for Name, Email ID, Phone Number, and Thane, along with a 'Contact Now' button and a checkbox for WhatsApp updates.

**Pranje Garden City Phase 2 - Project Info**

Pranje Garden City Phase 2 is an integrated township that offers 266 units spread over 15 acres. The township offers 3BHK-4BHK apartments that come with 930 sqft to 1030 sqft sizes. The project also offers villas, penthouses and commercial spaces. The township is located in Badlapur,Thane, just 700 meters away from the suburban railway station. It gives you the taste of luxury living and easy access to the metropolitan lifestyle of Mumbai.

**What's on your mind ? Ask and get answers from our Property Experts** [Ask Question](#)

**Pranje Garden City Phase 2 - Price List**

Unit Type	Area	New Home Price*
2 BHK 930 Sq. Ft. Apartment	623 Sq. Ft. (Saleable)	Price on Request
2 BHK 940 Sq. Ft. Apartment	628 Sq. Ft. (Saleable)	₹ 37.60 Lac
3 BHK 1030 Sq. Ft. Apartment	717 Sq. Ft. (Saleable)	₹ 41.72 Lac

**Pranje Garden City Phase 2 - Floor Plans**

Pranje Garden City Phase 2, Badlapur, Thane offers 266 units of 15 acres each with 3 BHK-5 BHK apartments ranging from 930 sqft to 1030 sqft. The Floor Plan of Pranje Garden City Phase 2 is as mentioned:

**Contact our Real Estate Experts**

Name

Email ID

+91  Phone Number

Thane

Enable updates through [WhatsApp](#)

[Contact Now](#)

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## Sales Instance

3553541 08-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 3553/2023 नोदणी : Regn:63m
<b>गावाचे नाव : बेलवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3119000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2415000	
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन .; इतर माहिती: विभाग क्र. 7/16,मौजे बेलवली,ता. अंबरनाथ,जि. ठाणे,येथील 1)सर्व्हे नं. 41,हिस्सा नं. 7,क्षेत्र(0-32-40)हे-आर-प्रति,पो.ख.(0-04-00)हे-आर-प्रति,एकुण क्षेत्र(0-36-40)हे-आर-प्रति यापैकी(0-32-60)हे-आर-प्रति,2)सर्व्हे नं. 41,हिस्सा नं. 6/1/2,प्लॉट नं. 1,क्षेत्र 366.00 चौ. मी.,3)सर्व्हे नं. 41,हिस्सा नं. 6/2,प्लॉट नं. 2,क्षेत्र 272 चौ. मी.,4)सर्व्हे नं. 41,हिस्सा नं. 6/इ पैकी,क्षेत्र 365 चौ. मी.,5)सर्व्हे नं. 41,हिस्सा नं. 6/च,क्षेत्र 273 चौ. मी.,6)सर्व्हे नं. 41,हिस्सा नं. 6/5,प्लॉट नं. 5,क्षेत्र 344 चौ. मी.,7)सर्व्हे नं. 41,हिस्सा नं. 6/अ/6,प्लॉट नं. 6,क्षेत्र 292 चौ. मी.,आणि 8)सर्व्हे नं. 41,हिस्सा नं. 6/ग,क्षेत्र 463 चौ. मी. यावरील पॅराडाईज पार्क फेज -1 बिल्डिंग मधील सी -विंग, चौदावा मजला,सदनिका क्र. 1403,सदनिकेचे क्षेत्र 36.04 चौ. मी. कारपेट.(( Survey Number : 41 ; ))	
(5) क्षेत्रफळ	36.04 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:-मे. वक्रतुंड एन्टरप्रायझेस तर्फे भागीदार श्री.अर्चित गजानन भाग्यवंत वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दुकान क्र.5, वसुंधरा कॉम्प्लेक्स, गणेश घाटाजवळ, बेलवली, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAHFV4136D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशांत उत्तम झुंजारराव वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. बी-201, आंगन अपार्टमेंट, स्पंदन हॉस्पिटल जवळ, डॉ. मुजुमदार मार्ग, कात्रप, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAZPZ3977G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3553/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	187200	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		



## Sales Instance

4185541 08-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 4185/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : बेलवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2419000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: विभाग क्र. 7/16,मौजे बेलवली,ता. अंबरनाथ,जि. ठाणे,येथील 1)सर्व्हे नं. 41,हिस्सा नं. 7,क्षेत्र(0-32-40)हे-आर-प्रति,पो.ख.(0-04-00)हे-आर-प्रति,एकुण क्षेत्र(0-36-40)हे-आर-प्रति यापैकी(0-32-60)हे-आर-प्रति,2)सर्व्हे नं. 41,हिस्सा नं. 6/1/2,प्लॉट नं. 1,क्षेत्र 366.00 चौ. मी.,3)सर्व्हे नं. 41,हिस्सा नं. 6/2,प्लॉट नं. 2,क्षेत्र 272 चौ. मी.,4)सर्व्हे नं. 41,हिस्सा नं. 6/इ पैकी,क्षेत्र 365 चौ. मी.,5)सर्व्हे नं. 41,हिस्सा नं. 6/च,क्षेत्र 273 चौ. मी.,6)सर्व्हे नं. 41,हिस्सा नं. 6/5,प्लॉट नं. 5,क्षेत्र 344 चौ. मी.,7)सर्व्हे नं. 41,हिस्सा नं. 6/अ/6,प्लॉट नं. 6,क्षेत्र 292 चौ. मी.,आणि 8)सर्व्हे नं. 41,हिस्सा नं. 6/ग,क्षेत्र 463 चौ. मी. यावरील पॅराडाईज पार्क फेज -1 बिल्डिंग मधील ए .विंग,पहिला मजला,सदनिका क्र. 105,सदनिकेचे क्षेत्र 29.98 चौ. मी. कारपेट.( ( Survey Number : 41 ; ) )	
(5) क्षेत्रफळ	29.98 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. वक्रतुंड एन्टरप्रायझेस तर्फे भागीदार श्री विजय मोतिराम पातकर वय:-54 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकान क्र.5, वसुंधरा कॉम्प्लेक्स, गणेश घाटाजवळ, बेलवली, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAHFV4136D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश रामकृष्ण पातकर वय:-74; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 201, श्री दत्तकृपा आर्केड को-ऑपरेटिव्ह हौ सिंग सोसायटी लि., सागर इन्व्हस्टमेंट जवळ, विठ्ठल मंदीर, कुळगांव, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACTJP9975C 2): नाव:-भाग्यश्री रमेश पातकर वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 201, श्री दत्तकृपा आर्केड को-ऑपरेटिव्ह हौ सिंग सोसायटी लि., सागर इन्व्हस्टमेंट जवळ, विठ्ठल मंदीर, कुळगांव, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ABSPP9787E	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4185/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	

## Sales Instance

6476541 08-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 6476/2023 नोदणी : Regn:63m
<b>गावाचे नाव : बेलवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2594000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: विभाग क्र. 7/16,मौजे बेलवली,ता. अंबरनाथ,जि. ठाणे,येथील 1)सर्व्हे नं. 41,हिस्सा नं. 7,क्षेत्र(0-32-40)हे-आर-प्रति,पो.ख.(0-04-00)हे-आर-प्रति,एकुण क्षेत्र(0-36-40)हे-आर-प्रति यापैकी(0-32-60)हे-आर-प्रति,2)सर्व्हे नं. 41,हिस्सा नं. 6/1/2,प्लॉट नं. 1,क्षेत्र 366.00 चौ. मी.,3)सर्व्हे नं. 41,हिस्सा नं. 6/2,प्लॉट नं. 2,क्षेत्र 272 चौ. मी.,4)सर्व्हे नं. 41,हिस्सा नं. 6/इ पैकी,क्षेत्र 365 चौ. मी.,5)सर्व्हे नं. 41,हिस्सा नं. 6/च,क्षेत्र 273 चौ. मी.,6)सर्व्हे नं. 41,हिस्सा नं. 6/5,प्लॉट नं. 5,क्षेत्र 344 चौ. मी.,7)सर्व्हे नं. 41,हिस्सा नं. 6/अ/6,प्लॉट नं. 6,क्षेत्र 292 चौ. मी.,आणि 8)सर्व्हे नं. 41,हिस्सा नं. 6/ग,क्षेत्र 463 चौ. मी. यावरील पॅराडाईज पार्क फेज -1 बिल्डिंग मधील बी-विंग,आठवा मजला,सदनिका क्र. 805,सदनिकेचे क्षेत्र 28.82 चौ. मी. कारपेट.( ( Survey Number : 41 ; ) )	
(5) क्षेत्रफळ	28.82 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:-मे. वक्रतुड एन्टरप्रायझेस तर्फे भागीदार श्री.समीर चंद्रकांत शेटे वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दुकान क्र.5, वसुंधरा कॉम्प्लेक्स, गणेश घाटाजवळ, बेलवली, बदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAHFV4136D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सतिश शिवराम कदम वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 481-ए, साई गांव, काकाल, तालुका मानगांव, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाः(०). पिन कोड:-402122 पॅन नं:-CNCPK6183R 2): नाव:-शमीका सतीश कदम वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 481-ए, साई गांव, काकाल, तालुका मानगांव, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाः(०). पिन कोड:-402122 पॅन नं:-HMLPK1360R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	30/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6476/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

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

This exercise is to assess **Fair Market Value** of the property under reference as on **11<sup>th</sup> July 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 ₹ **37,20,000.00 (Rupees Thirty Seven Lakh Twenty Thousand 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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