

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ashok Rasiklal Kotak & Mrs. Nalini Ashok Kotak**

Commercial Shop No. 02, Ground Floor, Building No. 1, "Gajanan Complex Co-op. Hsg. Soc. Ltd.",  
Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambarnath, District Thane,  
PIN – 421 503, State – Maharashtra, Country – India.

**Latitude Longitude - 19°10'03.9"N 73°14'24.7"E**

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### Valuation Prepared for:

**Cosmos Bank**

**Mulund (West) Branch**




Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West)  
Mumbai – 400 080, 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 :**

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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 Commercial Shop No. 02, Ground Floor, Building No. 1, "Gajanan Complex Co-op. Hsg. Soc. Ltd.", Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambernath, District Thane, PIN – 421 503, State – Maharashtra, Country – India belongs to **Mr. Ashok Rasiklal Kotak & Mrs. Nalini Ashok Kotak.**

Boundaries of the property.

North : Manohar Jaywant Square  
South : Purnima Building  
East : Other Building  
West : 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 **₹ 91,80,000.00**

**(Rupees Ninety One Lakhs Eighty 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.**

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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

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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Commercial Shop No. 02, Ground Floor, Building No. 1, "Gajanan Complex Co-op. Hsg. Soc. Ltd.", Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambernath, District Thane, PIN – 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 20.07.2023 for Bank Loan Purpose
2	Date of inspection	11.07.2023
3	Name of the owner/ owners	<b>Mr. Ashok Rasiklal Kotak &amp; Mrs. Nalini Ashok Kotak</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> Commercial Shop No. 02, Ground Floor, Building No. 1, "Gajanan Complex Co-op. Hsg. Soc. Ltd.", Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambernath, District Thane, PIN – 421 503, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ashok Kotak (Owner) Contact No.: 9226993572
6	Location, street, ward no	Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambernath, District Thane
	Survey/ Plot no. of land	Survey No. 49, Hissa No. 21 Pt, Plot No. 4 & 5, Survey No. 49, Hissa No. 18 Pt, Plot No. 5 P & 6P
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial 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. = 302.00 Mezzanine Area in Sq. Ft. = 302.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 306.00 (Area as per Agreement for Sale)

		<b>Built-up Area in Sq. Ft. = 367.00 (Carpet + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambarnath, 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	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?	Tenant Occupied Name – Mr. Dilip Choudhary Contact No.: 9604877369
	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	<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	₹ 40,000.00 present 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.
	<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 Commercial Shop in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion 2023 (As per site information) Possession given for ground floor shops
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><u>Remark:</u></b>	

## PART II- VALUATION

### **GENERAL:**

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 20.07.2023 for Commercial Shop No. 02, Ground Floor, Building No. 1, “**Gajanan Complex Co-op. Hsg. Soc. Ltd.**”, Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambemath, District Thane, PIN – 421 503, State – Maharashtra, Country – India belongs to **Mr. Ashok Rasiklal Kotak & Mrs. Nalini Ashok Kotak.**

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

1	Copy of Agreement for Sale dated 15.06.2023 between M/s. Gavdevi Infra (the Promoters) AND Mr. Ashok Rasiklal Kotak & Mrs. Nalini Ashok Kotak (the Member/Purchaser)
2	Copy of Commencement Certificate No. K.B.N.P. / B.P./2021-2022/5250, Unique No. 53 dated 24.06.2021 issued by Kulgaon – Badlapur Council, Kulgaon.
3	Copy of Approved Plan No. K.B.N.P./NRV/B.P./5250-56 dated 24.06.2021 issued by Kulgaon – Badlapur Council, Kulgaon.

### **LOCATION:**

The said building is located at land bearing Survey No. 49, Hissa No. 21 Paiki, Plot No. 4 & 5, Survey No. 49, Hissa No. 18 Paiki, Plot No. 5 P & 6P of Village Kulgaon, Badlapur (West), Taluka Ambemath, District Thane in the Registration District and Sub-District Thane and now within the limits of Kulgaon Badlapur Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 400M. walkable distance from Badlapur railway station.

### **BUILDING:**

The building under reference is having 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 external condition of building is good. The building is used for residential cum commercial purpose. Ground Floor is having 9 Commercial Shops. The building is having 1 Lift.

**Commercial Shop:**

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is having single unit used as Grocery shop with mezzanine floor. The commercial shop is finished with Vitrified tiles flooring, MS rolling shutter to main entrance, Concealed electrification etc.

**Valuation as on 20<sup>th</sup> July 2023**

<b>The Carpet Area of the Commercial Shop</b>	<b>:</b>	<b>306.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Completion 2023 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Building
Cost of Construction	:	367.00 X 2,500.00 = ₹ 9,17,500.00
Depreciation $\{(100-10) \times 0 / 60\}$	:	N.A.
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 68,400.00 per Sq. M. i.e. ₹ 6,355.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
<b>Value of property as on 20.07.2023</b>	<b>:</b>	<b>306.00 Sq. Ft. X ₹ 30,000.00 = ₹ 91,80,000.00</b>

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

<b>Fair value of the property as on 20.07.2023</b>	<b>:</b>	<b>₹ 91,80,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 91,80,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 82,62,000.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 73,44,000.00</b>
<b>Insurable value of the property (367.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 9,17,500.00</b>
<b>Guideline value of the property (367.00 X 6,355.00)</b>	<b>:</b>	<b>₹ 23,32,285.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 02, Ground Floor, Building No. 1, "Gajanan Complex Co-op. Hsg. Soc. Ltd.", Sarvodaya Nagar, Manjarli, Village Kulgaon, Badlapur (West), Taluka Ambernath, District Thane, PIN – 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 91,80,000.00 (Rupees Ninety One Lakhs Eighty Thousand Only)** as on **20.07.2023**.

## **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 **20<sup>th</sup> July 2023 is ₹ 91,80,000.00 (Rupees Ninety One Lakhs Eighty 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	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	New Building Possession given for ground floor shops
4.	Estimated future life	60 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	MS rolling shutter to main entrance
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.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	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	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



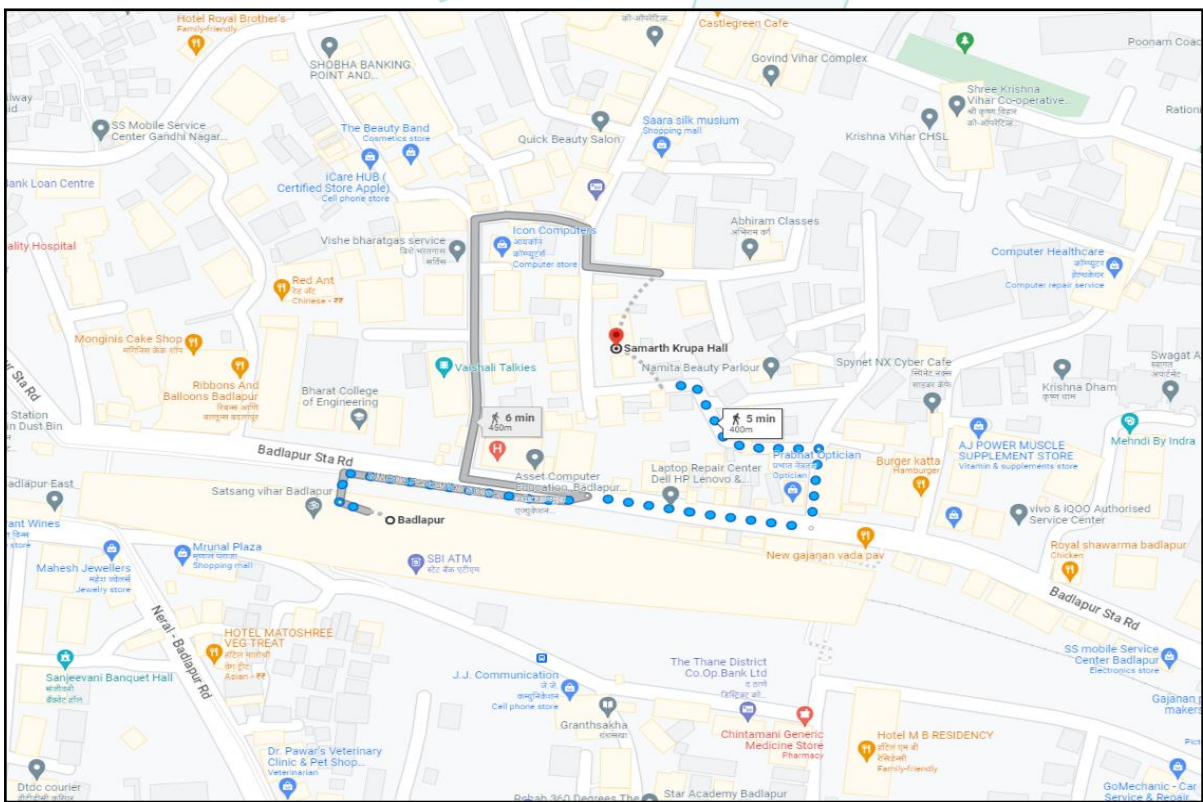
## Actual site photographs



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# Route Map of the property

Site u/r



**Latitude Longitude - 19°10'03.9"N 73°14'24.7"E**

**Note: The Blue line shows the route to site from nearest railway station (Badlapur – 400 M.)**



## 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	<b>Annual Statement of Rates</b>		Language English			
Selected District ठाणे		Select Taluka अंबरनाथ				
Select Village मीजे [गांव] कुळगांव		Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location				
Enter Survey No 49		Search				
वपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
2/4-बी-1-अ) कुळगावचे पश्चिमेकडील काजपपासून गांधी चौकापर्यंत मुख्य रस्त्यावरील दुतर्फा दर्शनी मिळकती वसेच उत्तरेकडील रेल्वे लाईनला समांतर असणाऱ्या रस्त्यावरील दर्शनी मिळकती	9690	48000	56500	68400	56500	चौ. मीटर सव्हे नंबर
2/5-बी-1/ब) बदलापुर रेल्वे स्टेशनच्या समोरील रस्त्यास लागून असणाऱ्या गांबठाणातील मिळकती आणि कर्जत रस्त्यावरील असणाऱ्या कुळगांव गांबठाणातील सर्व मिळकती	7970	40300	48300	58300	48300	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	68,400.00			
No Increase on shop located on ground floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b> <b>(A)</b>	<b>68,400.00</b>	<b>Sq. Mtr.</b>	<b>6,355.00</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)	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

The screenshot shows a property listing on the Magicbricks website. The listing is for a commercial shop for sale in Badlapur, Maharashtra. The price is ₹1.03 Cr, with a rate of ₹34,915/sqft. The property is located on the ground floor, overlooking the main road, and is unfurnished. It has a super area of 295 sqft and a carpet area of 295 sqft. The property is new construction and is suitable for various commercial uses such as a grocery shop, meat shop, clinic, stationary shop, mobile shop, clothes shop, footwear shop, chemist shop, and salon/spa. The listing includes a 'Main Road Facing' feature and a 'Last contact made 73 days ago' status. There are buttons for 'Contact Owner' and 'Get Phone No.'.

**magicbricks** Buy Rent Sell Home Loans

Home > Commercial Property for Sale in Badlapur > Shop for Sale in Badlapur > Shop for Sale in Kulgaon > 295 Sq.ft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% OFF**

**₹1.03 Cr** ₹34915/sqft [Apply for loan](#) ONLY ON MAGICBRICKS

Commercial Shop For Sale in **Kulgaon, Badlapur**

Ground Floor Overlooking Main Road Unfurnished

Super Area 295 sqft • ₹34,915/sqft	Carpet Area 295 sqft • ₹34,915/sqft	Floor Ground (Out of 7 Floors)
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Property Age  
New Construction

Suitable For  
Grocery Shop, Meat Shop, Clinic, Stationary Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa

Main Road Facing

Contact Owner Get Phone No. Last contact made 73 days ago

### More Details

Price	₹1.03 Cr
Address	Near Badlapur Station, Opp Railway Station, Bhaji Market, Kulgaon, Badlapur, Maharashtra
Pantry	No Personal Pantry

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## Sales Instance

सूची क्र.2		दुयम निबंधक : सह दु.नि. उल्हासनगर 2
472678 13-07-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 4726/2022 नोदणी : Regn 63m
गावाचे नाव : कुळगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2500000	
(3) बाबतभाब/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	938000	
(4) मू.मान,पोटहिस्ता व परकमांक(असल्यात)	1) पालिकेचे नाव-कुळगाव-बदलापूरदत्त वर्णन : इतर माहिती: मौजे कुळगाव,ता.अंबरनाथ,जि.ठाणे येथील स.नं.49/21/7/ब.क्षेत्र 283.44 आर.चौ.मी. यावरील मंदार आर्केड मधील तळ मजल्यावरील शॉप नं.4,क्षेत्र 8.30 चौ.मी. कारपेट + 2.20 चौ.मी. ओटला. एकूण क्षेत्र 10.50 चौ.मी.( ( Survey Number : 49/21/7/B : ))	
(5) क्षेत्रफळ	10.50 चौ.मीटर	
(6)आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिपादिते नाव व पत्ता.	1): नाव.-म.गवडेवी डेव्हलपर्स लॉक भागीदार अनिल कुमार जावू वय:-47 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका नं. सी102, विनायकेश्वर कॉम्प्लेक्स, गावडेवी मंदिर जवळ, अंत नगर, पो.कुळगाव, बदलापूर पु. शॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-AAVFG0292M 2): नाव.-म.गवडेवी डेव्हलपर्स लॉक भागीदार सन जयवंत मुठे वय:-24 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका नं. सी102, विनायकेश्वर कॉम्प्लेक्स, गावडेवी मंदिर जवळ, अंत नगर, पो.कुळगाव, बदलापूर पु. शॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-AAVFG0292M	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिपादिते नाव व पत्ता	1): नाव.-अरविंद राजलिंगम कासारपु वय:-36; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका नं. 501, बी सिंग, बसू होय सोसायटी, वेदांत मखर फेज -1,सेनेवाही रोड, बदलापूर पु. शॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-BJJPK3894H	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2022	
(10)दस्त नोंदणी केत्याचा दिनांक	17/03/2022	
(11)अनुक्रमीक खंड व पृष्ठ	4726/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000	

सूची क्र.2		दुयम निबंधक : सह दु.नि. उल्हासनगर 4
6997541 13-07-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 6997/2022 नोदणी : Regn 63m
गावाचे नाव : कुळगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4900000	
(3) बाबतभाब/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	978500	
(4) मू.मान,पोटहिस्ता व परकमांक(असल्यात)	1) पालिकेचे नाव-कुळगाव-बदलापूरदत्त वर्णन : इतर माहिती: विभाग नं. 2/19,मौजे कुळगाव,तालुका अंबरनाथ जि.ठाणे येथील सधे नं. 49.हिस्ता नं. 18.प्लॉट नं. 05,यावरील शरपू म्हणजेच शरपू को. ऑ. सोसायटी मधील शॉप नं. 2,तळ मजला,क्षेत्रफळ 175 चौ. फूट. बांधीव. ( ( Survey Number : 49 : ))	
(5) क्षेत्रफळ	175 चौ.फूट	
(6)आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिपादिते नाव व पत्ता.	1): नाव.-सौ. मीना के. यामडे - वय-66 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , शॉक नं. ए-12, सदनिका नं. 104, वीणा नगर, एच.बी.एस. मार्ग, मुहुड (प), मुंबई, रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड-400080 पिन नं.-AAGPW0595G	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिपादिते नाव व पत्ता	1): नाव.-श्री. राहुत राजीव जोशी - वय-41; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , शॉक नं. सदनिका नं. 303/304, विराज मजला, गोविंद विशार कॉम्प्लेक्स, सर्वोदय नगर, ठाणे भारत सहकारी बँक, बदलापूर (प), तालुका अंबरनाथ जि.ठाणे, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-AEOJP3275J 2): नाव.-श्री. राजीव बळकृष्ण जोशी - वय-66; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , शॉक नं. सदनिका नं. 303/304, विराज मजला, गोविंद विशार कॉम्प्लेक्स, सर्वोदय नगर, ठाणे भारत सहकारी बँक, बदलापूर (प), तालुका अंबरनाथ जि.ठाणे, रोड नं. , महाराष्ट्र, THANE. पिन कोड-421503 पिन नं.-ABDP3024TL	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2022	
(10)दस्त नोंदणी केत्याचा दिनांक	08/08/2022	
(11)अनुक्रमीक खंड व पृष्ठ	6997/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तसवीत:-		
मुद्रांक शुल्क आकारना 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.	

## Sales Instance

सूची क्र.2	
1022978 18-07-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	दुयम निबंधक : सह दु.नि. उल्हासनगर 2 दस्ता क्रमांक : 10229/2020 नोदणी : Regn:63m
<b>गावाचे नाव : कुळगाव</b>	
(1) शिरोछाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव/माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2210000
(4) भू-मापन, फोटोहेल्सा व परक्यांक (असल्यास)	1) पारिकेचे नाव: कुळगांव-बदलापूरदर वार्डन : इतर माहिती: मौजे कुळगांव, ता. लुका अंबरनाथ, जिल्हा ठाणे, येथील 1) सर्व्हे क्रमांक 49, हिस्सा क्रमांक 21, प्लॉट क्रमांक 1, क्षेत्र 442.30 चौरस मीटर, आकार 367.99 पेसे व 2) सर्व्हे क्रमांक 49, हिस्सा क्रमांक 21, प्लॉट क्रमांक 2, क्षेत्र 296.82 चौरस मीटर, आकार 235.42 पेसे, यावरील वैभव को ऑपरेटिव्ह हीसिंग सोसायटी लिमिटेड, मधील दुकानाचा गाळा क्रमांक 05, तळ मजला, क्षेत्र 28.05 चौरस मीटर (कारपेट) या मिळकतीबाबतचा करारनामा, (( Survey Number : 49 ; HISSA NUMBER : 21, प्लॉट क्रमांक 1 व 2 ; ))
(5) क्षेत्रफळ	28.05 चौ.मीटर
(6) आकारणी किंवा बुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिसादिते नाव व पत्ता.	1): नाव- मे. गांवदेवी शेंदर लॅफे भागीदार श्री. सविन शिलास लहारे. - वय-40 पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: कार्या पत्ता 002, ओम दत्त हेरीदेव, गावचे चौक, बदलापूर पश्चिम, ता. लुका अंबरनाथ, जिल्हा ठाणे, 421503, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-AAUFG2798K 2): नाव- मे. गांवदेवी शेंदर लॅफे भागीदार सुरज उल्हास मुठे वय-34 पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: कार्या पत्ता 002, ओम दत्त हेरीदेव, गावचे चौक, बदलापूर पश्चिम, ता. लुका अंबरनाथ, जिल्हा ठाणे, 421503, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-AAUFG2798K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिसादिते नाव व पत्ता	1): नाव- विंदु अर गुला वय-31, पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: राहणार रुम क्रमांक 01 ए, सगर पार्क, रानी नगर, मोजर्ली रोड, बदलापूर पश्चिम, ता. लुका अंबरनाथ, जिल्हा ठाणे, 421503, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-A1TPG3154K 2): नाव- शैलू राममहादेव गुला - वय-33, पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: राहणार रुम क्रमांक 01 ए, सगर पार्क, रानी नगर, मोजर्ली रोड, बदलापूर पश्चिम, ता. लुका अंबरनाथ, जिल्हा ठाणे, 421503, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-A1TPG6514L 3): नाव- विंदु अर गुला - वय-38, पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: राहणार रुम क्रमांक 01 ए, सगर पार्क, रानी नगर, मोजर्ली रोड, बदलापूर पश्चिम, ता. लुका अंबरनाथ, जिल्हा ठाणे, 421503, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421503 पिन नं.-A1TPG6514L
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2020
(10) दस्त नोंदणी केव्हाचा दिनांक	27/11/2020
(11) अडक्यांक, खंड व पृष्ठ	10229/2020
(12) बाजारभावामागे मुद्रांक शुल्क	270000
(13) बाजारभावामागे नोंदणी शुल्क	30000

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

This exercise is to assess **Fair Market Value** of the property under reference as on **20<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 **₹ 91,80,000.00 (Rupees Ninety One Lakhs Eighty 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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