

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Satish Mailarappa Agadi**

Residential Flat No. 202, 2nd Floor, Type 'Bb', Building No. 14, "**Poddar Navjeevan**", Near Tansa Road, Village Atgaon, PIN – 421 601, Taluka – Shahpur, District – Thane, State – Maharashtra, Country – India.

Latitude Longitude - 19°30'10.7"N 73°18'42.8"E

Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, 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 :

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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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, Type 'Bb', Building No. 14, "Poddar Navjeevan", Near Tansa Road, Village Atgaon, PIN – 421 601, Taluka – Shahpur, District – Thane, State – Maharashtra, Country – India belongs to **Mr. Satish Mailarappa Agadi**.

Boundaries of the property.

North : Building No. 15
South : Open Land
East : Internal Road
West : Hill Area

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 15,96,712.00 (Rupees Fifteen Lakh Ninety Six Thousand Seven Hundred Twelve 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.



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Valuation Report of Residential Flat No. 202, 2nd Floor, Type 'Bb', Building No. 14, "Poddar Navjeevan", Near Tansa Road, Village Atgaon, PIN – 421 601, Taluka – Shahpur, District – Thane, 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 27.07.2023 for Bank Loan Purpose
2	Date of inspection	24.07.2023
3	Name of the owner/ owners	Mr. Satish Mailarappa Agadi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 202, 2 nd Floor, Type 'Bb', Building No. 14, "Poddar Navjeevan", Near Tansa Road, Village Atgaon, PIN – 421 601, Taluka – Shahpur, District – Thane State – Maharashtra, Country – India. Contact Person: Mr. Aman Vishwakarma (Employee of Owner) Contact No.: 8169262358
6	Location, street, ward no	Near Tansa Road, Village Atgaon, Taluka – Shahpur, District – Thane
7	Survey/ Plot no. of land	Survey & Hissa No. 172/5, Old Survey No. 208/5
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 333.00 Flowerbed Area in Sq. Ft. = 12.00 Total Carpet Area in Sq. Ft. = 345.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 356.00 (including 13.35

		Sq. Ft. Dry Balcony (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 427.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Tansa Road, Village Atgaon, Taluka – Shahpur, 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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per local norms Percentage actually utilized – Details not

		available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 3,500.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2016 (As per Building Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 27.07.2023 for Residential Flat No. 202, 2nd Floor, Type 'Bb', Building No. 14, "**Poddar Navjeevan**", Near Tansa Road, Village Atgaon, PIN – 421 601, Taluka – Shahpur, District – Thane, State – Maharashtra, Country – India belongs to **Mr. Satish Mailarappa Agadi**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 18.07.2014 between Mr. Dipak Paoddar (Promoter No. 1), Mr. Rohitashwa Poddar (Promoter No. 2) & Poddar Habitat Private Limited (Promoter No. 3) AND Mr. Satish Mailarappa Agadi (the Purchaser).
2	Copy of Building Completion Certificate dated 15.02.2016 issued by Kartik Punjabi, Chief Executive, Vijay Punjabi Consultants Pvt. Ltd., Architect.
3	Copy Occupancy Certificate No. 2016/17 dated 09.06.2016 issued by Grampanchayat Atgaon.
4	Copy of Allotment Letter dated 03.07.2014 in the name of Satish M. Agadi issued by Poddar Navjeevan – Atgaon.

LOCATION:

The said building is located at Survey & Hissa No. 172/5, Old Survey No. 208/5 of Village Atgaon, Taluka Shahpur, District Thane. The property falls in Residential Zone. It is at a travelling distance 2.00 Km. from Thane 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 building is used for residential purpose. 2nd Floor is having 4 Residential Flats. The building is without Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living with Dining Area + Kitchen + Bedroom + WC + Bath + Passage + Flowerbed Area (i.e., **1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 27th July 2023

The Carpet Area of the Residential Flat	:	356.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per occupancy certificate)
Expected total life of building	:	53 Years
Age of the building as on 2023	:	07 Years
Cost of Construction	:	427.00 X 2,500.00 = ₹ 10,67,500.00
Depreciation $\{(100-10) \times 07 / 60\}$:	10.50%
Amount of depreciation	:	₹ 1,12,088.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 33,570.00 per Sq. M. i.e. ₹ 3,119.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 31,380.00 per Sq. M. i.e. ₹ 2,915.00 per Sq. Ft.
Prevailing market rate	:	₹ 4,800.00 per Sq. Ft.
Value of property as on 27.07.2023	:	356.00 Sq. Ft. X ₹ 4,800.00 = ₹ 17,08,800.00

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

Depreciated fair value of the property as on 27.07.2023	:	₹ 17,08,800.00 - ₹ 1,12,088.00 = ₹ 15,96,712.00
Total Value of the property	:	₹ 15,96,712.00
The realizable value of the property	:	₹ 14,37,041.00
Distress value of the property	:	₹ 12,77,370.00
Insurable value of the property (427.00 X 2,500.00)	:	₹ 10,67,500.00
Guideline value of the property (427.00 X 2,915.00)	:	₹ 12,44,705.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, Type 'Bb', Building No. 14, "Poddar Navjeevan", Near Tansa Road, Village Atgaon, PIN – 421 301, Taluka – Shahpur, District – Thane, State – Maharashtra, Country – India for this particular purpose at **₹ 15,96,712.00 (Rupees Fifteen Lakh Ninety Six Thousand Seven Hundred Twelve Only)** as on 27th 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 **27th July 2023 is ₹ 15,96,712.00 (Rupees Fifteen Lakh Ninety Six Thousand Seven Hundred Twelve 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

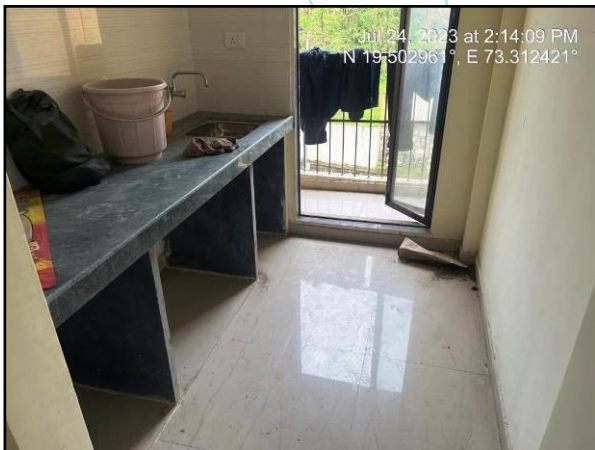
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

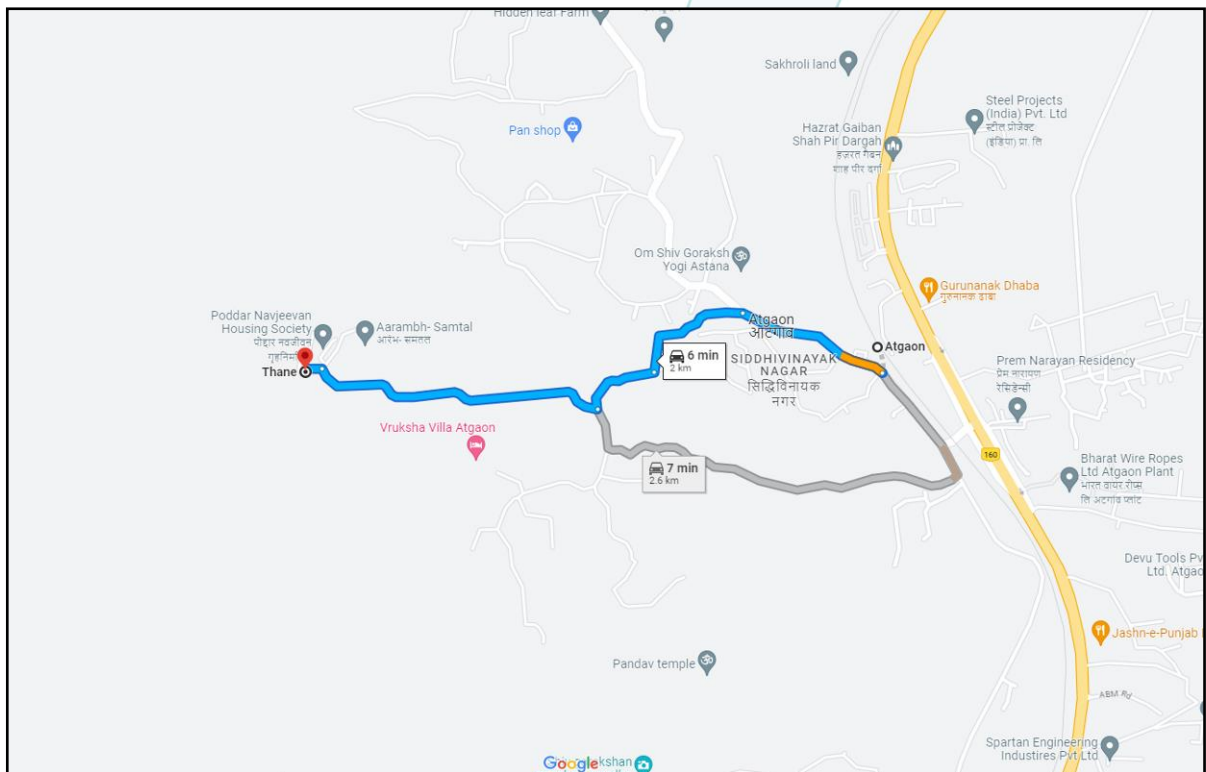
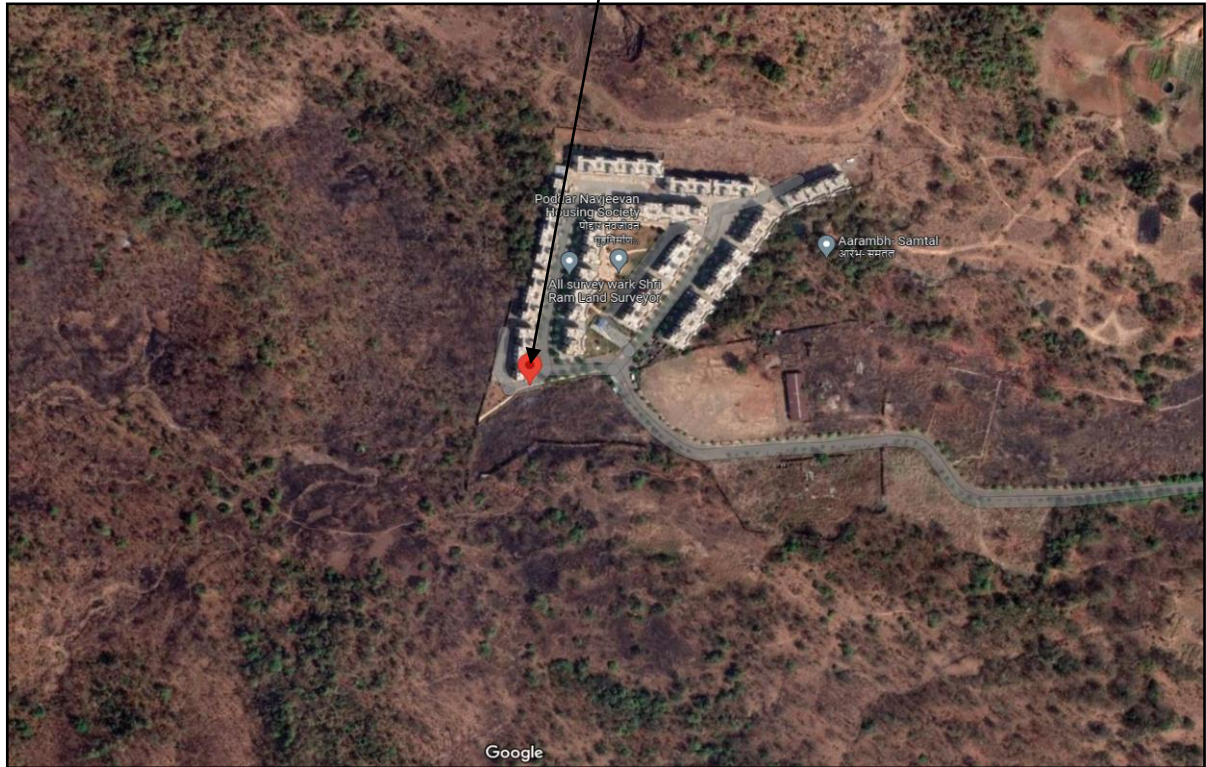
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	2016 (As per occupancy certificate)
4	Estimated future life	53 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°30'10.7"N 73°18'42.8"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.00 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: 20232024 Language: English

Selected District: ठाणे

Select Taluka: शहापूर

Select Village: आटगांव

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
ह्यापवेवरील जमिनी	0-0.00	2380
गावठाणातील मिळकती	0-0.00	2530
आंबा-फळवाग	0-0.00	0
काशु-फळवाग	0-0.00	0
नारळ-फळवाग	0-0.00	0
केळी-फळवाग	0-0.00	0
सदनिका	0-0.00	37300
दुकाने	0-0.00	43200
		1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	37,300.00			
Reduced by 10% on Flat Located on 2 nd Floor	3,730.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	33,570.00	Sq. Mt.	3,119.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	2,290.00			
The difference between land rate and building rate (A – B = C)	31,280.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	31,380.00	Sq. Mt.	2,915.00	Sq. Ft.

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 |
📍
🔊
🔍
Post

Home > Property In Mumbai > Flats In Mumbai > Flats In Atgaon > 1 BHK Flats In Atgaon > 10 to 15 Lakh

Posted on Jun 06, 2023 | Ready to move

₹14 Lac

@ 3,500 per sq.ft.

Estimated EMI ₹ 11,182

1BHK 1Bath


Flat/Apartment for Sale

in Poddar Navjeevan, Atgaon, Mumbai Beyond Thane, Mumbai

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

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (0)
Society (23)



Photos (1/13)
Floor Plan (10)

Area

Super Built up area 400 sq.ft. (37.16 sq.m.)

Carpet area: 280 sq.ft. (26.01 sq.m.)

Price

₹ 14 Lac+ Govt Charges & Tax @ 3,500 per sq.ft.

Address

Poddar Navjeevan
Atgaon, Mumbai Beyond Thane

Floor Number

Ground of 4 Floors

Property Age

5 to 10 Year Old

99acres

Buy |
📍
🔊
🔍
Post

Home > Property In Mumbai > Flats In Mumbai > Flats In Atgaon > 1 BHK Flats In Atgaon > 10 to 15 Lakh

Posted on Jun 24, 2023 | Ready to move

₹14 Lac

@ 4,117 per sq.ft.

Estimated EMI ₹ 11,182

1BHK 1Bath

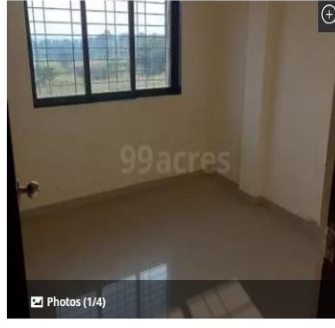
Flat/Apartment for Sale

in Poddar Navjeevan, Atgaon, Mumbai Beyond Thane, Mumbai

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

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (4)
Society (23)



Photos (1/4)

Area

Carpet area: 340 sq.ft. (31.59 sq.m.)

Price

₹ 14 Lac+ Govt Charges & Tax @ 4,117 per sq.ft. (Negotiable)

Address

Poddar Navjeevan
Atgaon, Mumbai Beyond Thane

Floor Number

3rd of 4 Floors

Overlooking

Park/Garden

Property Age

1 to 5 Year Old

Price Indicators

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

🏠 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Atgaon > 1 BHK Flats in Atgaon > 15 to 20 Lakh Posted on Apr 16, 2023 | Ready to move

₹16 Lac @ 2,857 per sq.ft.

Estimated EMI ₹12,779

1BHK 1Bath

Flat/Apartment for Sale

In Poddar Navjeevan, Atgaon, Mumbai Beyond Thane, Mumbai

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

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (0) **Society (23)**

Photos (1/13) Floor Plan (10)

Area

Super Built up area 560 sq.ft. (52.03 sq.m.)

Carpet area: 391 sq.ft. (36.33 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, No Balcony

Price

₹16 Lac

@ 2,857 per sq.ft. (All inclusive, Negotiable)

Address

Poddar Navjeevan

Atgaon, Mumbai Beyond Thane

Floor Number

1st of 4 Floors

Property Age

5 to 10 Year Old

Sales Instance

सूची क्र.2	
3786408 19-07-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<p style="text-align: right;">दुयम निबंधक : दु.नि. शाहपूर</p> <p style="text-align: right;">दस्ता क्रमांक : 3786/2021</p> <p style="text-align: right;">नंदादी : Regn 63m</p>
गावाचे नाव : आटगाव	
(1) विक्रीचा प्रकार	करारनामा
(2) मोबदला	1226250
(3) बाजारभावाभावेपटव्याचा बाबतितपटव्याचा आकारणी देतो की पटव्याचे ते नमूद करावे	1115000
(4) मू.मान.पोटहिल्ला व परक्रमांक (असत्या)	1) पारिकेचे नाव. ठाणे इतर वर्णन : इतर माहिती: (विभागाक्रमांक.07)मौजे आटगांव तालुका.शहापूर जिल्हा.ठाणे येथील नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5 चे क्षेत्रफळ 5-82-5(हे.आर.प्रयागराव पोद्दार नवजीवन मधील सदनिका नंबर.104 चे क्षेत्र 313.42(चौरस फूट)कारपेट.पहिला मजला.बिल्डिंग नंबर.16.टाईप -1बीएचके/ (Survey Number : नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5 :)
(5) क्षेत्रफळ	313.42 चौ.फूट
(6) आकारणी किंवा चुकी देण्यात आले तसेच	
(7) दस्तऐवज करून देणा-या विहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-श्री दीपक पोद्दार श्री रोहितपोद्दार एम एस पोद्दार हॅबिटेड पी.व्ही.टी.ए.ए.टी.डी.तर्फे यांचे कु.मु.कजून के यांचे तर्फे दस्त सादरकरते कु.मु.मधुन सानन सिंह शेखावत वय-38 पत्ता-पोट नं. , माळा नं. , इमारतीचे नाव. रा. युनिट नंबर3 6 नेहक सिल्व्म मिरस मधुदास मिरस कंपाउंड लोअर फ्लोर एम.एस.जोशी मार्ग लोअर फ्लोर मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई, पिन कोड-400013 पिन नं.-AAEC98334R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-नेनु गोयल वय-62 पत्ता-पोट नं. , माळा नं. , इमारतीचे नाव. रा. 1205 बी विंग जॉय वावेलीया, घयम नगर,मजला बस डेपो जोगेश्वरी पूर्व मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई, पिन कोड-400060 पिन नं.-AGKCP6750B 2): नाव-केताब गोयल वय-69 पत्ता-पोट नं. , माळा नं. , इमारतीचे नाव. रा. 1205 बी विंग जॉय वावेलीया, घयम नगर,मजला बस डेपो जोगेश्वरी पूर्व मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई, पिन कोड-400060 पिन नं.-AAAAP04700Q
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2021
(10)दस्त नोंदणी केत्याचा दिनांक	20/08/2021
(11)अनुक्रमांक,खंड व पृष्ठ	3786/2021
(12)बाजारभावाभावे मुद्रांक शुल्क	61400
(13)बाजारभावाभावे नोंदणी शुल्क	12270
(14)पैसा	
मुद्रांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

Sales Instance

सूची क्र.2		दुयम निबंधक - दु.नि. शहापुर
3789408		दस्ता क्रमांक : 3789/2021
19-07-2023		नोंदणी :
Note - Generated Through eSearch Module. For original report please contact concern SRO office.		Regn 63m
गावाचे नाव : आटागाव		
(1) विरोधाचा प्रकार	करारनामा	
(2) मोबदला	1389750	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	1265000	
(4) मू.मान्य पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभागक्रमांक.07)मौजे आटागांव तालुका,शहापुर जिल्हा,ठाणे येथील नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5 चे क्षेत्रफळ 5-82-5(हे.आर.प्रायावरील पोट्टार नवजीवन मधील सदनिका नंबर.202 चे क्षेत्र 356.36(चौरस फूट)कारपेट.दुसरा मजला.बिल्डिंग नंबर.20.टाईप -1बीएचके((Survey Number : नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5.))	
(5) क्षेत्रफळ	356.36 चौ.फूट	
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा-या विरुद्ध देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-श्री दीपक पोद्दार श्री रोहिताह पोद्दार एम एच पोद्दार हॅबीटेड पी डी टी ए ए टी डी लॉफे खांचे कु मु कन्न के यांचे तर्फे दस्त सादरकर्ते कु मु मणुन सज्जन सिंह शेखावत बय-58 पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा. पुनित नंबर 6 नंदरु सिल्क मिल मधुवादास मिल कंपनीउड लोअर परत एन.एम.जोशी मार्ग लोअर परत मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-AAECP8334R	
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-राजेंद्र नूरुंद धुला बय-51, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा- लौ-31,शोरिया सेट पिउस जी लोचरकर,जिमुर्ती रस्त, मुहुंड वेस्ट मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड-400080 पॅन नं.-AAA2D8678F 2): नाव-नून राजेंद्र धुला बय-46, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा- लौ-31,शोरिया सेट पिउस जी लोचरकर,जिमुर्ती रस्त, मुहुंड वेस्ट मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड-400080 पॅन नं.-AASP60342B	
(9) दस्तऐवज करन दिव्याचा दिनांक	20/08/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	3789/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	69500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13900	
(14) श्रेता		
मुद्रांकनासाठी विचारात घेतलेला तथ्योक्त:-	मुद्रांकनाची आवश्यकता नाही कारण दस्ताक्रमानुसार आवश्यक नाही कारणगाचा तपशील दस्ताक्रमानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

सूची क्र.2		दुयम निबंधक - दु.नि. शहापुर
3788408		दस्ता क्रमांक : 3788/2021
19-07-2023		नोंदणी :
Note - Generated Through eSearch Module. For original report please contact concern SRO office.		Regn 63m
गावाचे नाव : आटागाव		
(1) विरोधाचा प्रकार	करारनामा	
(2) मोबदला	1389750	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	1265000	
(4) मू.मान्य पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभागक्रमांक.07)मौजे आटागांव तालुका,शहापुर जिल्हा,ठाणे येथील नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5 चे क्षेत्रफळ 5-82-5(हे.आर.प्रायावरील पोट्टार नवजीवन मधील सदनिका नंबर.203 चे क्षेत्र 356.36(चौरस फूट)कारपेट.दुसरा मजला.बिल्डिंग नंबर.20.टाईप -1बीएचके((Survey Number : नवीन सर्वे नंबर.172/5 जुना सर्वे नंबर.208/5.))	
(5) क्षेत्रफळ	356.36 चौ.फूट	
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा-या विरुद्ध देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-श्री दीपक पोद्दार श्री रोहिताह पोद्दार एम एच पोद्दार हॅबीटेड पी डी टी ए ए टी डी लॉफे खांचे कु मु कन्न के यांचे तर्फे दस्त सादरकर्ते कु मु मणुन सज्जन सिंह शेखावत बय-58 पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा. पुनित नंबर 6 नंदरु सिल्क मिल मधुवादास मिल कंपनीउड लोअर परत एन.एम.जोशी मार्ग लोअर परत मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-AAECP8334R	
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-रीना श्रीतेज मैईशेरी बय-40, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा- अणे मुनीषात स्कुल,ए.22,पैक्या सोसायटी,गोळावा रोड मुहुंड वेस्ट मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड-400080 पॅन नं.-AQHPM9564G 2): नाव-श्रीतेज ज्योतीताल मैईशेरी बय-41, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव- रा- अणे मुनीषात स्कुल,ए.22,पैक्या सोसायटी,गोळावा रोड मुहुंड वेस्ट मुंबई, बॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड-400080 पॅन नं.-ANBPM2189E	
(9) दस्तऐवज करन दिव्याचा दिनांक	20/08/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	3788/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	69500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13900	
(14) श्रेता		
मुद्रांकनासाठी विचारात घेतलेला तथ्योक्त:-	मुद्रांकनाची आवश्यकता नाही कारण दस्ताक्रमानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th 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 **₹ 15,96,712.00 (Rupees Fifteen Lakh Ninety Six Thousand Seven Hundred Twelve 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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