

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org		Invoice No.	Dated
		PG-2559/23-24	20-Sep-23
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
		Buyer's Order No.	Dated
		Dispatch Doc No.	Delivery Note Date
		003890 / 2302639	
		Dispatched through	Destination
Terms of Delivery			

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

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

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


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

Remarks:
 Mr. Sandeep Shivaji Pednekar - Residential Flat No. 802, 8th Floor, "Sankalp Heights", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) - 400 601, State - Maharashtra, Country - India

Company's Service Tax No. : **AADCV4303RSD001**
 Company's PAN : **AADCV4303R**

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

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


 UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rattoc
 Authorised Signatory

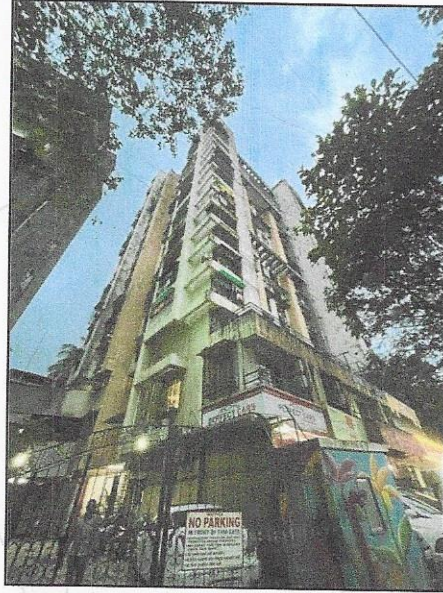
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sandeep Shivaji Pednekar**

Residential Flat No. 802, 8th Floor, "**Sankalp Heights**", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'29.4"N 72°58'24.9"E

Think Valuation Prepared for: Create

Cosmos Bank




Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

 **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 Report Prepared For: Cosmos Bank / Naupada Thane Branch / Mr. Sandeep Shivaji Pednekar (3890/2302639) Page 2 of 18

Vastu/Mumbai/09/2023/3890/2302639
20/16-283-SBSK
Date: 20.09.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 802, 8th Floor, "Sankalp Heights", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, State – Maharashtra, Country – India belongs to **Mr. Sandeep Shivaji Pednekar**.

Boundaries of the property.

North : Datta Krupa CHSL
South : Runwal Nagar Road
East : Flower Valley Complex
West : Eastern Express Highway

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 **₹ 93,32,325.00 (Rupees Ninety Three Lakh Thirty Two Thousand Three Hundred Twenty Five 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.30=9022b6c4fad35d0a3e0c79e268e5913490cfad3a04133311
5279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc8946b2a5a8f0c3cf0b31f31bd2c394
e38f2e29a27902258fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.20 17:32:44 +05'30'



Director

Auth. Sign.

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



www.vastukala.org

Our Pan India Presence at :

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

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 Report of Residential Flat No. 802, 8th Floor, "**Sankalp Heights**", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, 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 20.09.2023 for Bank Loan Purpose
2	Date of inspection	16.09.2023
3	Name of the owner/ owners	Mr. Sandeep Shivaji Pednekar
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. 802, 8 th Floor, " Sankalp Heights ", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, State – Maharashtra, Country – India. Contact Person: Mr. Sandeep Pednekar (Owner) Contact No. 9224495141
6	Location, street, ward no	Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West)
	Survey/ Plot no. of land	Survey No. 44(P), 45(P), 46/5(P), 47/5(P) of Village – Panchpakhadi
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. = 534.00 Cupboard Area in Sq. Ft. = 20.00 Balcony Area in Sq. Ft. = 60.00 Total Carpet Area in Sq. Ft. = 614.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 555.00 (Area as per Agreement for sale)

		Built Up Area in Sq. Ft. = 666.00 (Area as per Index II) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601.
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion	N.A.



	and extent of area under owner-occupation		
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible – As per TMC norms Percentage actually utilized – Details not available
26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 19,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the		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.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 20.09.2023 for Residential Flat No. 802, 8th Floor, "**Sankalp Heights**", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, State – Maharashtra, Country – India belongs to **Mr. Sandeep Shivaji Pednekar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 23.11.2010 Between M/s. Shree Sai Developers (the Promoters) and Mr. Sandeep Shivaji Pednekar (the Purchaser).
2	Copy of Commencement Certificate V. P. No. 2005 / 86 / TMC / TDD / 562 dated 02.12.2008 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 44(P), 45(P), 46/5(P), 47/5(P) of Village – Panchpakhadi, Thane. The property falls in Residential Zone. It is at a travelling distance 4 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 1st Podium + 2nd to 15th 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. 8th Floor is having 4 Residential Flat. The building having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 8th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 20th September 2023

The Built Up Area of the Residential Flat	:	666.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2010 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	13 Years
Cost of Construction	:	666.00 X 2,500.00 = ₹ 16,65,000.00
Depreciation {(100-10) X 13 / 60}	:	19.50%
Amount of depreciation	:	₹ 3,24,675.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,47,945.00 per Sq. M. i.e., ₹ 13,744.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,35,550.00 per Sq. M. i.e., ₹ 12,593.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,500.00 per Sq. Ft.
Value of property as on 20.09.2023	:	666.00 Sq. Ft. X ₹ 14,500.00 = ₹ 96,57,000.00

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

Depreciated fair value of the property as on 20.09.2023	:	₹ 96,57,000.00 - ₹ 3,24,675.00 = ₹ 93,32,325.00
Total Value of the property	:	₹ 93,32,325.00
The realizable value of the property	:	₹ 83,99,093.00
Distress value of the property	:	₹ 74,65,860.00
Insurable value of the property (666 X 2,500.00)	:	₹ 16,65,000.00
Guideline value of the property (666 X 12,593.00)	:	₹ 83,86,938.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 802, 8th Floor, "**Sankalp Heights**", Eastern Express Highway, Opp. Jupiter Hospital, Naralipada, Runwal Nagar, Thane (West) – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 93,32,325.00 (Rupees Ninety Three Lakh Thirty Two Thousand Three Hundred Twenty Five Only)** as on **20th September 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 **20th September 2023 is ₹ 93,32,325.00 (Rupees Ninety Three Lakh Thirty Two Thousand Three Hundred Twenty Five 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:

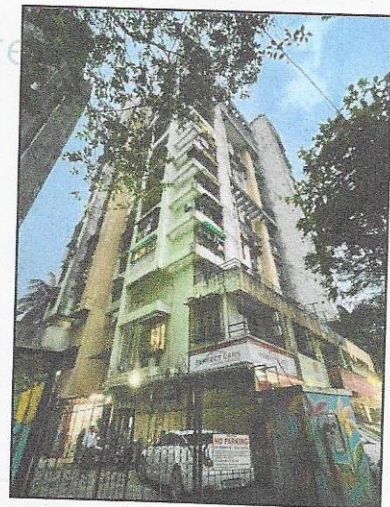
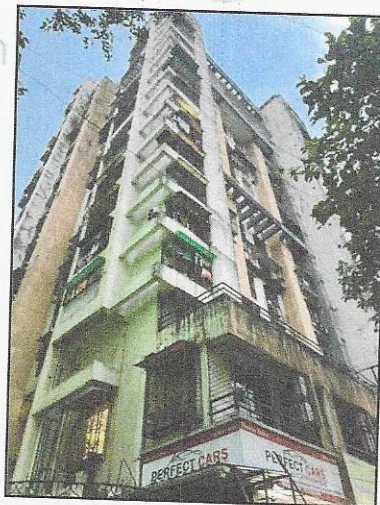
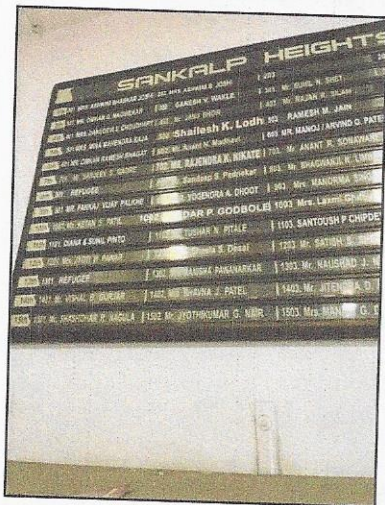
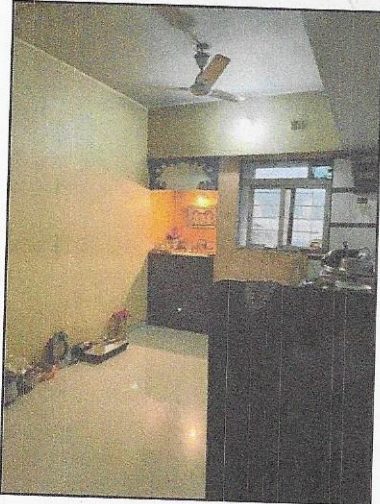
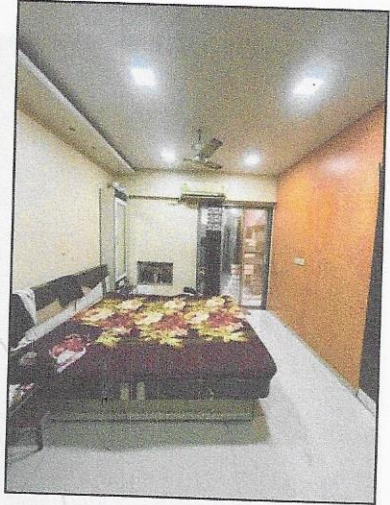
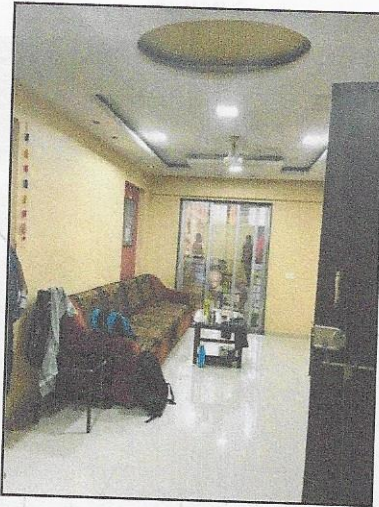
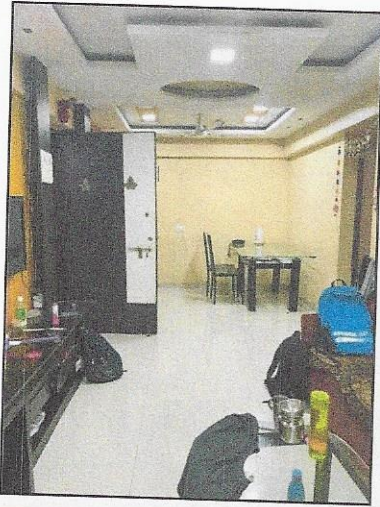
Think.Innovate.Create



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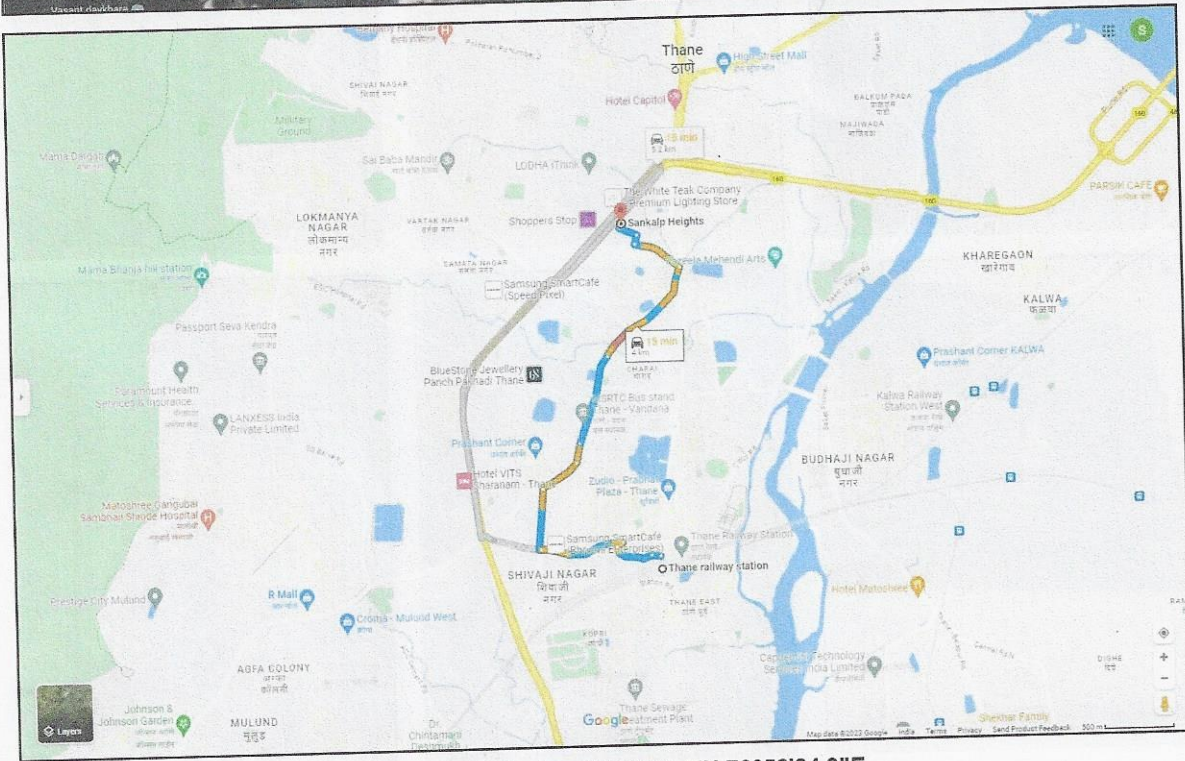


Actual site photographs



Route Map of the property

Site/u/r



Latitude Longitude - 19°12'29.4"N 72°58'24.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 4 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	5E1 Properties Facing Mumbai-Agra Express Highway on Both the Sides, Town Planning Scheme No. / Final Plot No. / Survey No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/18	52600	140900	160600	190100	160600
Town Planning Scheme No.						
Survey No. 14, 32, 33, 34, 35, 36, 37, 38, 44, 45, 46, 47, 48, 49, 50, 51, 76, 79, 80, 81, 85, 86, 87, 88, 89, 90, 93A, 95, 114, 115, 116						
Final Plot No. 25, 26, 31, 32, 33, 34, 40, 56, 57, 58, 60, 78, 79, 80, 81, 85, 86, 119, 120, 121, 122, 289, 290, 291, 292, 293, 294, 297, 298, 299, 300A, 300B, 300C, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 320, 325, 411, 412, 413, 414, 415, 416, 418, 419, 421, 422, 423, 424, 463, 495, 499, 499, 500, 501, 502						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,40,900.00			
Increase by 5% on Flat Located on 8 th Floor	7,045.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,47,945.00	Sq. Mtr.	13,744.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	52,600.00			
The difference between land rate and building rate (A – B = C)	95,345.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,35,550.00	Sq. Mtr.	12,593.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Sale Instance

18/09/2023, 18:02	https://freesearchchrgservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
866674	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2
18-09-2023		दस्त क्रमांक : 8666/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn.63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6425517.651	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक, असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 902,9 वा मजला,विंग ए.रुणवाल टॉवर को. ऑप. हौ. सी. लि.,रुणवाल नगर प्लॉट सी कॉम्प्लेक्स,रुणवाल नगर सी फेज,कोलबाड,पांचपाखाडी,ठाणे प.,क्षेत्र 425 चौ. फुट कारपेट.(झोन नं.5/18 5ई)(Survey Number : 44, 46/1 to 6, 47/5, 47/6, ;)	
(5) क्षेत्रफळ	425 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मानसी मिलिंद आंग्रे वय:-60 पत्ता:-प्लॉट नं. ए/303, माळा नं. -, इमारतीचे नाव: रुणवाल टॉवर्स सी एच एस . ब्लॉक नं. -, रोड नं. कोलबाड, रुणवाल नगर सी फेज, विकास कॉम्प्लेक्स, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-ABEPA0528L	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-साईराज गजानन कदम वय:-29; पत्ता:-प्लॉट नं. ए-16, माळा नं. -, इमारतीचे नाव: साई गॅलक्सि, ब्लॉक नं. एम आय डी सी, खेरडी, रोड नं. तालुका चिपळूण, जिल्हा रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415605 पॅन नं.-DNVVK0074F 2): नाव.-पुजा गजानन कदम वय:-52; पत्ता:-प्लॉट नं. ए-16, माळा नं. -, इमारतीचे नाव: साई गॅलक्सि, ब्लॉक नं. एम आय डी सी, खेरडी, रोड नं. तालुका चिपळूण, जिल्हा रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415605 पॅन नं.-ANEPK3583D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8666/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://freesearchchrgservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		1/2

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3689335	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5
18-09-2023		दस्त क्रमांक : 3689/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7875000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7278006.33	
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 28,दुसरा मजला,बिल्डिंग नं. ए-4,रुणवाल नगर को-ऑप.ही.सो.लि.,ए प्लॉट,रुणवाल नगर,कोलबाड रोड,विकास कॉम्प्लेक्स जवळ,ठाणे प..... सदनिकेचे क्षेत्र 556 चौ.फूट बांधीव((Survey Number : 47/5, 47/6, 46/5, 44, 46/3 ;))	
(5) क्षेत्रफळ	556 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-शामला जितेंद्र कुलकर्णी . वय:-53 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: 28, दुसरा मजला,बिल्डिंग नं. ए-4, रुणवाल नगर को-ऑप.ही.सो.लि., ए प्लॉट, रुणवाल नगर, कोलबाड रोड, विकास कॉम्प्लेक्स जवळ, ठाणे प, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AGKPK5815B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-रुपेश लक्ष्मण कळत्रे . वय:-33; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: चाळ बी-8, जुना आग्रा रोड, वीर बजरंग जिम जवळ, गोकुळ नगर, ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-BBHPK2174A 2): नाव-योगिता रुपेश कळत्रे . वय:-26; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: चाळ बी-8, जुना आग्रा रोड, वीर बजरंग जिम जवळ, गोकुळ नगर, ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-BFJPT4567C 3): नाव-लक्ष्मण दगडू कळत्रे . वय:-60; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: चाळ बी-8, जुना आग्रा रोड, वीर बजरंग जिम जवळ, गोकुळ नगर, ठाणे, ब्लॉक नं. . रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AMNPK2476K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3689/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	551300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
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10795530 18-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 10795/2023 नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8100000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7280303	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 16, माळा नं: 3 रा मजला,बिल्डींग नं. बी-2, इमारतीचे नाव: रुणवाल नगर(बी प्लॉट)को.ऑप.हौ.सो.लि., ब्लॉक नं: कोलबाड, रोड : ठाणे प., इतर माहिती: झोन नं. 5/18-5 ई.सदनिकेचे क्षेत्रफळ 556 चौ.फुट बिल्टअप एरिया.((Survey Number : सर्वे नं. 44, 46/5, 47/5 :))	
(5) क्षेत्रफळ	556 चौ.फूट	
(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.-संजय सुधाकर देसाई - - वय:-56 पत्ता:-प्लॉट नं: सदनिका क्रं. बी-11/901, माळा नं: -, इमारतीचे नाव: लेक टाऊन सोसायटी, ब्लॉक नं: चित्रबन, बिबवेवाडी, रोड न: पुणे, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-AAGPD1781M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-कार्तिक बाळकृष्ण कामत - - वय:-32; पत्ता:-प्लॉट नं: सदनिका क्रं. 103, माळा नं: -, इमारतीचे नाव: रत्न मंजुषा, ब्लॉक नं: मदनलाल धिंग्रा मार्ग, रोड नं: पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BSUPK0298K 2): नाव.-आदिती अनिरुध्द भोर - - वय:-30; पत्ता:-प्लॉट नं: सदनिका क्रं. 103, माळा नं: -, इमारतीचे नाव: रत्न मंजुषा, ब्लॉक नं: मदनलाल धिंग्रा मार्ग, रोड नं: पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BXPBP8277R	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	26/07/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	10795/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	567000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
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Runwal Nagar, Kolbad

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

660
Sq.Ft

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Photos Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

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Parking

Jul 31, 2023
Posted On

Immediately
Possession

Siddhivinayak Tower
Apartment

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Floor Backup

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Lodha Casa Ultima, Runwal Nagar, Thane West, Thane

₹ 80.0 L EMI starts at ₹ 39,72 K

₹ 13.33 K/sq.ft

Contact Seller

VERIFIED

OFFERS Free AC's Know More

Kitchen

SHARE SAVE

Bathroom

+ 6 more

600 sq.ft
Build Up Area

₹ 13.33 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Lower
of 21 floors

South facing
Facing

Unfurnished
Furnishing



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th September 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.



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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 ₹ 93,32,325.00 (Rupees Ninety Three Lakh Thirty Two Thousand Three Hundred Twenty Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35d03e0cf39e26865913490cf3d33d41333
15279b77a19b5632, postalCode=400069, st=Maharashtra,
serialNumber=41355a56ab8cc89d6b2a55a8fce3f6b31f31bd2
4e28f2e29a327b625frc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.20 17:33:06 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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