

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **Shri. Sumit Sangamlal Gupta & Smt. Nikita Sumit Gupta**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Building No. 24, Wing - B, "**Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.**",  
Dandekarwadi, Ashok Nagar, Village – Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane,  
PIN Code – 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°17'48.4"N 73°04'02.8"E

### Valuation Done for:

**Cosmos Bank**

**Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai - 400097,  
State - Maharashtra, Country – India.



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Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Building No. 24, Wing - B, "Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.", Dandekarwadi, Ashok Nagar, Village – Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, 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 26.09.2023 for Bank Loan Purpose
2	Date of inspection	23.09.2023
3	Name of the owner/ owners	<b>Shri. Sumit Sangamlal Gupta &amp; Smt. Nikita Sumit Gupta.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 202, 2 <sup>nd</sup> Floor, Building No. 24, Wing - B, "Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.", Dandekarwadi, Ashok Nagar, Village – Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Sumit Gupta (Owner) Contact No. 9823195705
6	Location, street, ward no	Ashok Nagar Road
7	Survey/ Plot no. of land	Survey No. 11, 12, 13, 14A, 14 Part, 14C, 15, 16, 17, 61
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 652.00 Niche Area in Sq. Ft. = 33.00 Total Carpet Area in Sq. Ft. = 685.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 777.00 (Area as per Index - II)</b>
13	Roads, Streets or lanes on which the land is	Ashok Nagar Road

	abutting	
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per BNMC 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	₹ 9,000.00 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?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2003 (As per Occupancy 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 26.09.2023 for Residential Flat No. 202, 2<sup>nd</sup> Floor, Building No. 24, Wing - B, "Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.", Dandekarwadi, Ashok Nagar, Village – Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India belongs to **Shri. Sumit Sangamlal Gupta & Smt. Nikita Sumit Gupta.**

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

1	Copy of Index - II dated 31.03.2021
2	Copy of Occupancy Certificate No. 87 / 2000 – 01 Javak No. Nagarrachana / 118 dated 03.06.2003 issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi
3	Copy of N.A. Order dated 21.12.1988 issued by District Collector Office, Thane

### LOCATION:

The said building is located Survey No. 11, 12, 13, 14A, 14 Part, 14C, 15, 16, 17, 61 of Village - Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.9 Km. from Bhiwandi railway station.

### BUILDING:

The building under reference is having Stilt + 7 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 external condition is normal. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 6 Residential Flats. 1 Lift is provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Niche Area (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Marble flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

**Valuation as on 26<sup>th</sup> September 2023**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>777.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	777.00 Sq. Ft. X ₹ 2,500.00 = ₹ 19,42,500.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation	:	₹ 5,82,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 36,000.00 per Sq. M. i.e. ₹ 3,344.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 30,660.00 per Sq. M. i.e. ₹ 2,848.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,400.00 per Sq. Ft.
<b>Value of property as on 26.09.2023</b>	<b>:</b>	<b>777.00 Sq. Ft. X ₹ 6,400.00 = ₹ 49,72,800.00</b>

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

<b>Depreciated fair value of the property as on 26.09.2023</b>	<b>:</b>	<b>₹ 49,72,800.00 - ₹ 5,82,750.00 = ₹ 43,90,050.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 43,90,050.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 39,51,045.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 35,12,040.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 19,42,500.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 22,12,896.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, Building No. 24, Wing - B, "Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.", Dandekarwadi, Ashok Nagar, Village – Kaneri, Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India for this particular purpose at **₹ 43,90,050.00 (Rupees Forty Three Lakh Ninety Thousand Fifty Only)** as on **26<sup>th</sup> September 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 **26th September 2023 is ₹ 43,90,050.00 (Rupees Forty Three Lakh Ninety Thousand Fifty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

***PART III- DECLARATION***

I hereby declare that

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

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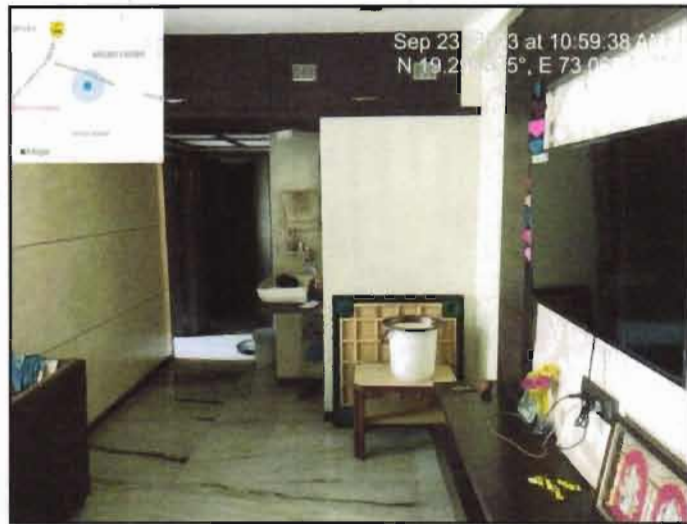


## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2nd Floor
3	Year of construction	2003 (As per Occupancy Certificate)
4	Estimated future life	40 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	<b>6" thick brick wall</b>
9	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminium sliding windows
10	Flooring	Marble 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.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not 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	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



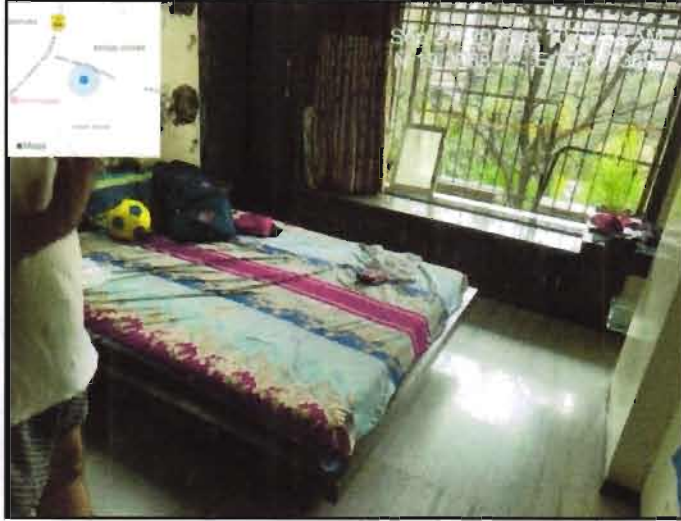
## Actual site photographs



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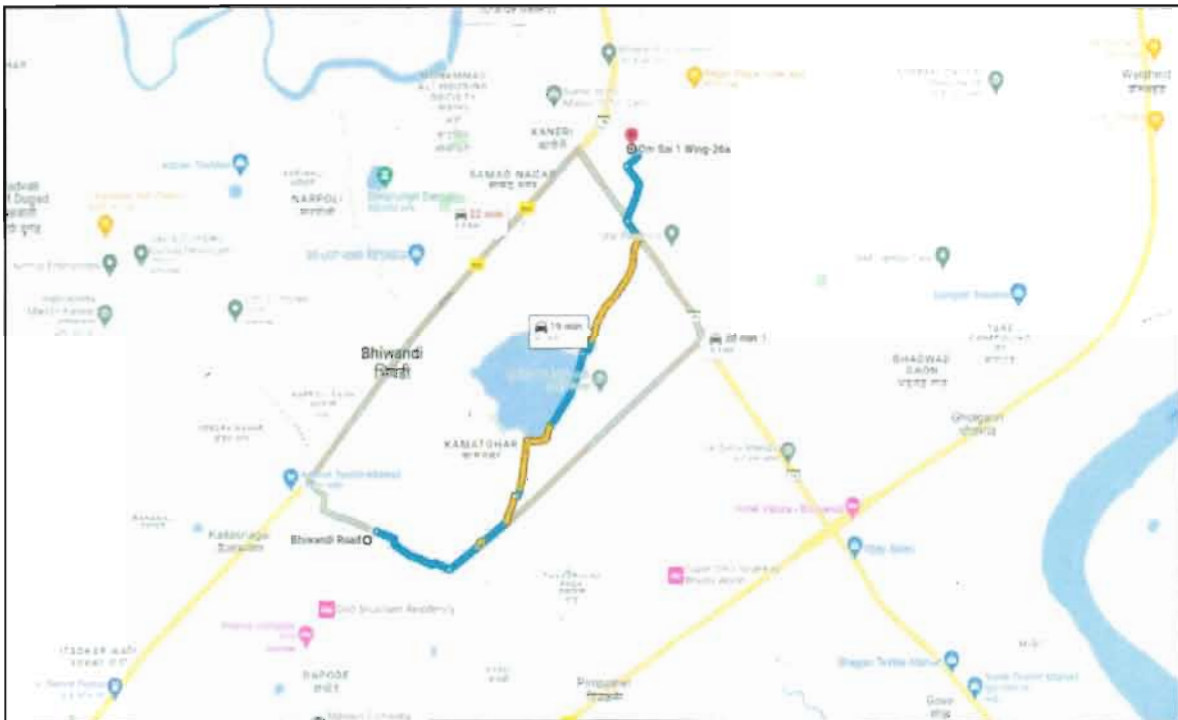
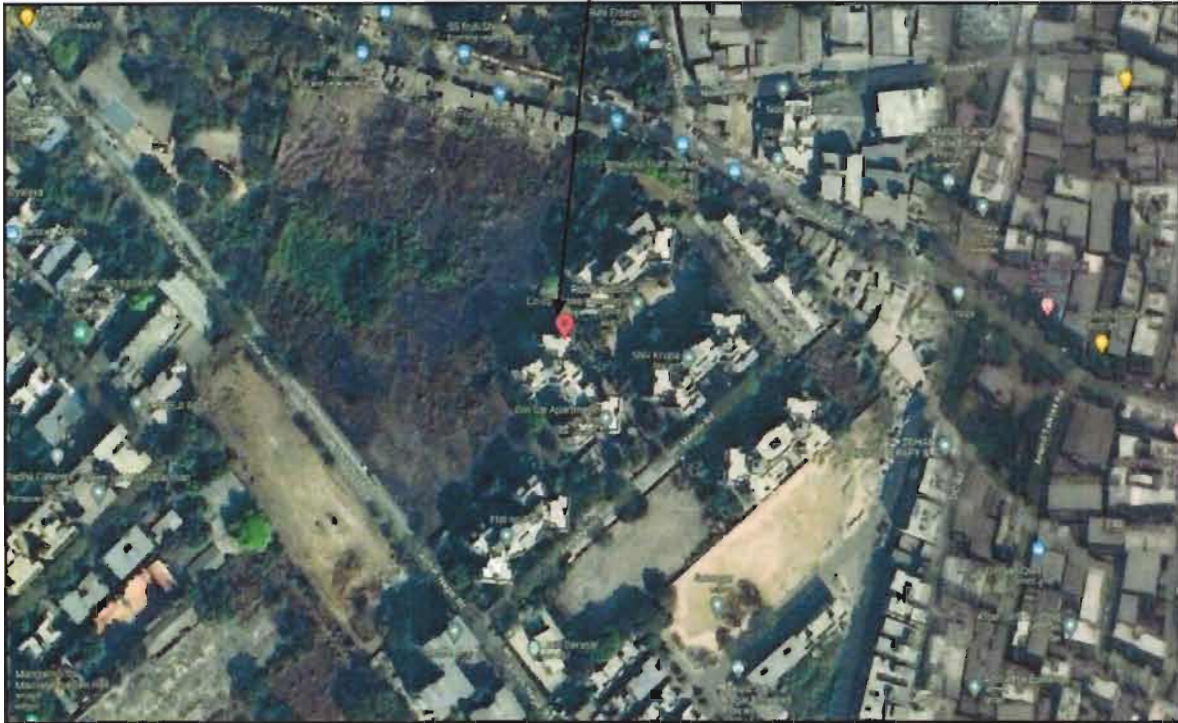


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°17'48.4"N 73°04'02.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 4.9 km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : KANERI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type			
Local Body Name	Bhiwandi Nizampur City Municipal Corporation					
Land Mark	Ward No. 8/1) Kaneri City					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/48	9300	36000	42700	60600	42700
Survey No. 11 to 14, 14C, 148, 15, 16, 17, 62						
C. T. S. No. 700, 701, 702, 704, 705, 707, 5109, 5175, 5176, 5180, 5181, 5182, 5183, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5224, 5225, 5226, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5299, 5393, 5394, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411.						

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## Price Indicators

**NOBROKER**

1 BHK Flat in Ashok Nagar New Tower Bhiwandi For Sale in Ashok Nagar Road, Ashok Nagar

₹ 56.8 Lacs  
₹ 20,319/Month  
875

1 Bedroom  
1 Bathroom  
1 Car

Jan 11, 2022  
Immediately  
Ashok Nagar New T.

Get Owner Details

Price trends by NBI estimate  
Request valuation report of this property.  
Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	3-5 Yrs	Ownership Type	Self Owned
Horizontal Change	72.2 Sq. Ft. PM	Flooring	Marble Tile
Carpet Area	275 Sq. Ft.	Carpet Area	125 Sq. Ft.

Activity On This Property

Similar Properties

**NOBROKER**

1 BHK Flat in Ayesha Apartment For Sale in Bhiwandi

₹ 25 Lacs  
₹ 14,328/Month  
340

1 Bedroom  
1 Bathroom  
NA  
Bike

Dec 5, 2022  
Immediately  
Ayesha Apartment

Get Owner Details

Price trends by NBI estimate  
Request valuation report of this property.  
Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	1-12 Years	Ownership Type	Self Owned
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Activity On This Property

## Sale Instances

6020532 13-01-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुयम निबंधक सह दु.नि.भिवंडी 3 दस्तावेज क्रमांक.6020/2022 नोंदणी: Regn.63m
<b>गाव: कणेरी</b>		
(1) दस्तावेज प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	3300000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	2509200	
(4) भूमापन , पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: मौजे कापकणेरी ता भिवंडी जि ठाणे येथील स न 11 पैकी 12 पैकी 13 पैकी 14 अ पैकी 14बी पैकी 14क पैकी 15 16 17 आणि वरील म्यु घर न 455 25 बिल्डिंग न 22 को ऑप हौसिंग सोसायटी लि अ विंग अशोक नगर मधील पहिल्या मजल्यावरील सदनिका क्र 102 जिचे क्षेत्र 750 म्हणजेच 69.70 चौ मी P.U: 100 भिवंडी- निजामपूर मनप	
(5) क्षेत्रफळ	69.70 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ज्योती हितेश शाह 51 प्लॉट नं. . माळा नं. . इमारतीचे नाव सिल्वर ओक रेसिडेन्सी डी विंग, ब्लॉक नं. . रोड नं. कमतघर रोड ओसवाल स्कूल जवळ अंजूरफाटा जवळ . MAHARASHTRA, ठाणे 421302 AKJPS5988G 2) शाह जयश्री रमेश 53 प्लॉट नं 1330 माळा नं. . इमारतीचे नाव बिल्डिंग न ५०३ ऋषभ अपार्टमेंट, ब्लॉक नं. . रोड नं. नारपोली ता भिवंडी जि ठाणे, MAHARASHTRA, ठाणे 421302 AKJPS5990A	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) . केसरवानी सत्येंद्रकुमार दुर्गा प्रसाद 38 प्लॉट नं. . माळा नं. . इमारतीचे नाव: . . ब्लॉक नं. . रोड नं: जनता हॉटेल जवळ घुंघट नगर भिवंडी जिल्हा ठाणे , MAHARASHTRA, ठाणे. 421302 AUCPK0592R 1) . केसरवानी रंजना सत्येंद्रकुमार 36 प्लॉट नं. . माळा नं. . इमारतीचे नाव . ब्लॉक नं. . रोड नं. जनता हॉटेल जवळ घुंघट नगर भिवंडी जिल्हा ठाणे . महाराष्ट्र, ठाणे 421302 BCWPG2914C	
(9) दस्तावेज करून दिल्याचा दिनांक	11/11/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	11/11/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	6020/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	231000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील .-		

## Sale Instances

1742181 13-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र. २</b>	दुयम निबंधक दु.नि. भिवंडी 1 दस्तऐवज क्रमांक.:17421/2022 नोंदणी: Regn:63m
<b>गाव: कणेरी</b>		
(1)दस्तऐवज प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	2500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे.)	1856880	
(4) भूमापन पोटहिस्सा व धरक्रमंक (असल्यास)	, इतर माहिती: मौजे कणेरी तालुका भिवंडी येथील सर्व्हे नं 11,12,13,14 अ.14 क.15,16,17,61 व मौजे निजामपुरा तालुका भिवंडी येथील स.नं.104अ:2 या जागेवरील अशोक नगर मधील बिल्डींग नं 19 मधील ए विंग मधील दुसऱ्या मजल्यावरील निवासी सदनिका नं 201 म्युन्सिपल घर नं 449 20 काप कणेरी क्षेत्र 555 चौ फुट(बांधीव)महणजेच 51.58 चौ मी(बांधीव) ( रिसेल सदनिका )भिवंडी-निजामपूर मनप	
(5)क्षेत्रफळ	51.58चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अमित तेजपाल संघवी 51 प्लॉट नं. , माळा नं. , इमारतीचे नाव : ब्लॉक नं. , रोड नं फ्लॉट न 201, दुसरा मजला ,बिल्डिंग न 19ए, अशोक नगर , भिवंडी, महाराष्ट्र, ठाणे. 421302 AAEP51850J 2) प्रिया अमित संघवी 49 प्लॉट नं. , माळा नं. , इमारतीचे नाव : ब्लॉक नं. , रोड नं फ्लॉट न 201, दुसरा मजला ,बिल्डिंग न 19ए, अशोक नगर , भिवंडी, महाराष्ट्र, ठाणे. 421302 AAEP54840A 3) प्रीत अमित संघवी 24 प्लॉट नं. , माळा नं. , इमारतीचे नाव : ब्लॉक नं. , रोड नं फ्लॉट न 201, दुसरा मजला ,बिल्डिंग न 19ए, अशोक नगर , भिवंडी, महाराष्ट्र, ठाणे. 421302	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) गौतम खंडू शेलार 54 प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं: घर न 4, न्यू एस टी स्टॅन्ड , पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 DNYPS4840C 3) सविता गौतम शेलार 44 प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं: घर न 4, न्यू एस टी स्टॅन्ड , पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 FUIPS9477P 1) अजय गौतम शेलार 24 प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं घर न 4, न्यू एस टी स्टॅन्ड , पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 KJQPS2567B	
(9)दस्तऐवज करून दिल्याचा दिनांक	12/12/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	12/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	17421/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील .		



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Vastukala Consultants (I) Pvt. Ltd.

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## Sale Instances

1742181 13-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक दु.नि. भिवंडी । दस्तऐवज क्रमांक: 17421/2022 नोंदणी Regn 63m
<b>गाव: कणेरी</b>		
(1) दस्तऐवज प्रकार	अॅप्रीमेंट टू सेल	
(2) मोबदला	2500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	1856880	
(4) भूमापन, पोटहिस्सा व घरकमांक (असल्यास)	इतर माहिती: मौजे कणेरी तालुका भिवंडी येथील सख्खे नं 11,12,13,14 अ,14 क,15,16,17,61 व मौजे निजामपुरा तालुका भिवंडी येथील स.नं.104अ:2 या जागेवरील अशोक नगर मधील बिल्डींग नं 19 मधील ए विंग मधील दुसऱ्या मजल्यावरील निवासी सदनिका नं 201 म्युन्सिपल घर नं 449/20 काप कणेरी क्षेत्र 555 चौ फुट(बांधीव)महणजेच 51.58 चौ मी(बांधीव) ( रिसेल सदनिका )भिवंडी-निजामपूर मनष	
(5) क्षेत्रफळ	51.58चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या . लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अमित तेजपाल संघवी 51 प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. फ्लॉट नं 201, दुसरा मजला .बिल्डिंग नं 19 ए. अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे 421302 AAEPs48500 2) प्रिया अमित संघवी 49 प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. फ्लॉट नं 201, दुसरा मजला .बिल्डिंग नं 19 ए. अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे 421302 AAEPs4840A 3) प्रीत अमित संघवी 24 प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. फ्लॉट नं 201, दुसरा मजला .बिल्डिंग नं 19 ए. अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे 421302	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) गौतम खंडू शेलार 54 प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: घर न 4.न्यू एस टी स्टॅन्ड .पाण्याच्या टाकी जवळ, भिवंडी . महाराष्ट्र. ठाणे. 421302 DNYPS4840C 3) सविता गौतम शेलार 44 प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: घर न 4.न्यू एस टी स्टॅन्ड .पाण्याच्या टाकी जवळ, भिवंडी . महाराष्ट्र. ठाणे. 421302 EUIPS9477P 1) अजय गौतम शेलार 24 प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. घर न 4.न्यू एस टी स्टॅन्ड .पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे 421302 KJQPS2567B	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	12/12/2022	
(11) अनुक्रमांक.खंड व पृष्ठ	17421/2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	175000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26<sup>th</sup> 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 knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 ₹ 43,90,050.00 (Rupees Forty Three Lakh Ninety Thousand Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.20=9E22D64F0F35A096C779E26669F149D2E4E6413E311  
527917A18E5452, postalCode=400088, st=Maharashtra,  
serialNumber=113, cn=5086662886976355886379817511b23a38  
4e2f2a28e277963286, email=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.27 15:19:54 +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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