

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-2617/23-24	25-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3911 /2302699	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	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**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**

Remarks:

Mr. Praveen B. Shetty & Mrs. Kalpana Praveen Shetty -
 Residential Flat No. 102, 1st Floor, A Wing, Building No.
 3, "Jai Vighnagar Co-op. Hsg. Soc. Ltd.", Near Bhavika
 Vidyalaya, Kharigaon, Kalwa (West), Thane - 400605,
 State - Maharashtra, Country - India

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



UPI Virtual ID : Vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

Gitanjali Kulay

Authorised Signatory

This is a Computer Generated Invoice



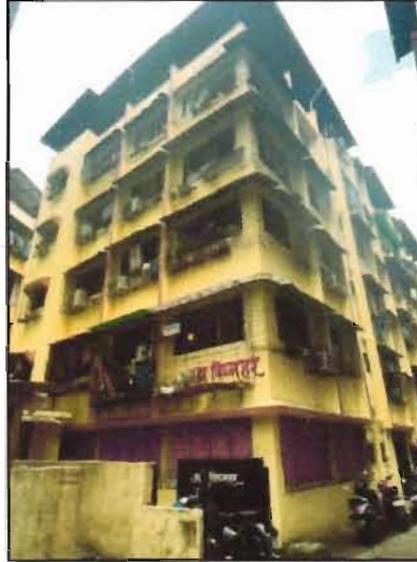
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Praveen B. Shetty & Mrs. Kalpana Praveen Shetty**

Residential Flat No. 102, 1st Floor, A Wing, Building No. 3, "Jai Vighnahar Co-op. Hsg. Soc. Ltd.",
Near Bhavika Vidyalaya, Kharigaon, Kalwa (West), Thane – 400605, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'20.3"N 73°00'09.9"E

Valuation Prepared for:

Cosmos Bank
Naupada Thane Branch

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

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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 OPINION REPORT

The property bearing Residential Flat No. 102, 1st Floor, A Wing, Building No. 3, "Jai Vighnagar Co-op. Hsg. Soc. Ltd.", Near Bhavika Vidyalaya, Kharigaon, Kalwa (West), Thane – 400605, State – Maharashtra, Country – India belongs to **Mr. Praveen B. Shetty & Mrs. Kalpana Praveen Shetty**.

Boundaries of the property.

North : Girija CHSL
South : Internal Road
East : Bhavika Vidyalaya
West : Navdipti CHSL

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 ₹ 52,61,562.00 (Rupees Fifty Two Lakh Sixty One Thousand Five Hundred Sixty Two 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india, 2.5.4.20=9E22D4C4F4D354C3A0C799D3A8899134B0C5D34411
31313279317a180462, postalCode=400009, st=Maharashtra,
serialNumber=11556456648C89482765488C8317119d
2a394e782a29a327b22504, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.25 16:12:35 +0530

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



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 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	₹ 11,000.00 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 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 – 1998 (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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 25.09.2023 for Residential Flat No. 102, 1st Floor, A Wing, Building No. 3, "Jai Vighnahar Co-op. Hsg. Soc. Ltd.", Near Bhavika Vidyalaya, Kharigaon, Kalwa (West), Thane – 400605, State – Maharashtra, Country – India belongs to **Mr. Praveen B. Shetty & Mrs. Kalpana Praveen Shetty.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.08.2007 (7 Pages from Agreement)
2	Copy of Occupancy Certificate No. TMC / TDD / 652 / V. P. No. 86104 dated 07.06.1998 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate No. TMC / TDD / 166 / V. P. No. 86104 dated 02.06.1996 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 85/5 of Village - Kharegaon, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.7 Km. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 4 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. 1st Floor is having 4 Residential Flat. Lift not provided in the building.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. As per site inspection, 2BHK flat converted into 3BHK Flat. It consists of 3 Bedrooms + Living Room + Kitchen + WC + Bath + Passage (i.e., **3BHK with WC + Bath**). The residential flat is finished with Mosaic flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 25th September 2023

The Built Up Area of the Residential Flat	:	745.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1998 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	25 Years
Cost of Construction	:	745.00 X 2,500.00 = ₹ 18,62,500.00
Depreciation $\{(100-10) \times 25 / 60\}$:	37.50%
Amount of depreciation	:	₹ 6,98,438.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 58,235.00 per Sq. M. i.e., ₹ 5,410.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 47,151.00 per Sq. M. i.e., ₹ 4,380.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
Value of property as on 25.09.2023	:	745.00 Sq. Ft. X ₹ 8,000.00 = ₹ 59,60,000.00

(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 25.09.2023	:	₹ 59,60,000.00 - ₹ 6,98,438.00 = ₹ 52,61,562.00
Total Value of the property	:	₹ 52,61,562.00
The realizable value of the property	:	₹ 46,85,119.00
Distress value of the property	:	₹ 41,64,550.00
Insurable value of the property (745.00 X 2,500.00)	:	₹ 18,62,500.00
Guideline value of the property (745.00 X 4,380.00)	:	₹ 32,63,100.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 102, 1st Floor, A Wing, Building No. 3, "Jai Vighnahar Co-op. Hsg. Soc. Ltd.", Near Bhavika Vidyalaya, Kharigaon, Kalwa (West), Thane – 400605, State – Maharashtra, Country – India for this particular purpose at **₹ 52,61,562.00 (Rupees Fifty Two Lakh Sixty One Thousand Five Hundred Sixty Two Only)** as on 25th 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 **25th September 2023 is ₹ 52,61,562.00 (Rupees Fifty Two Lakh Sixty One Thousand Five Hundred Sixty Two 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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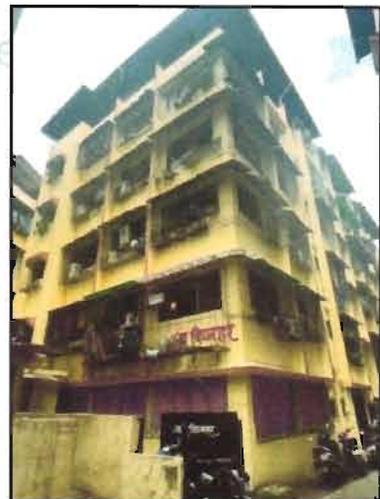


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	1998 (As per Occupancy Certificate)
4	Estimated future life	35 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	Mosaic flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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

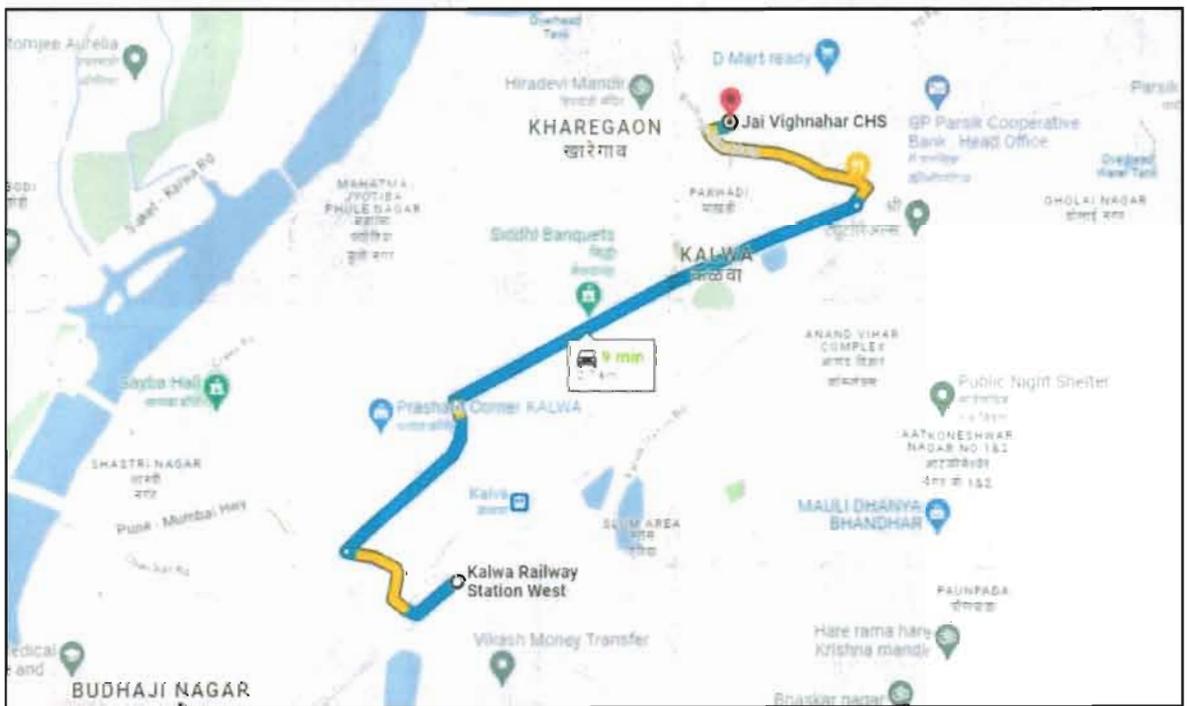
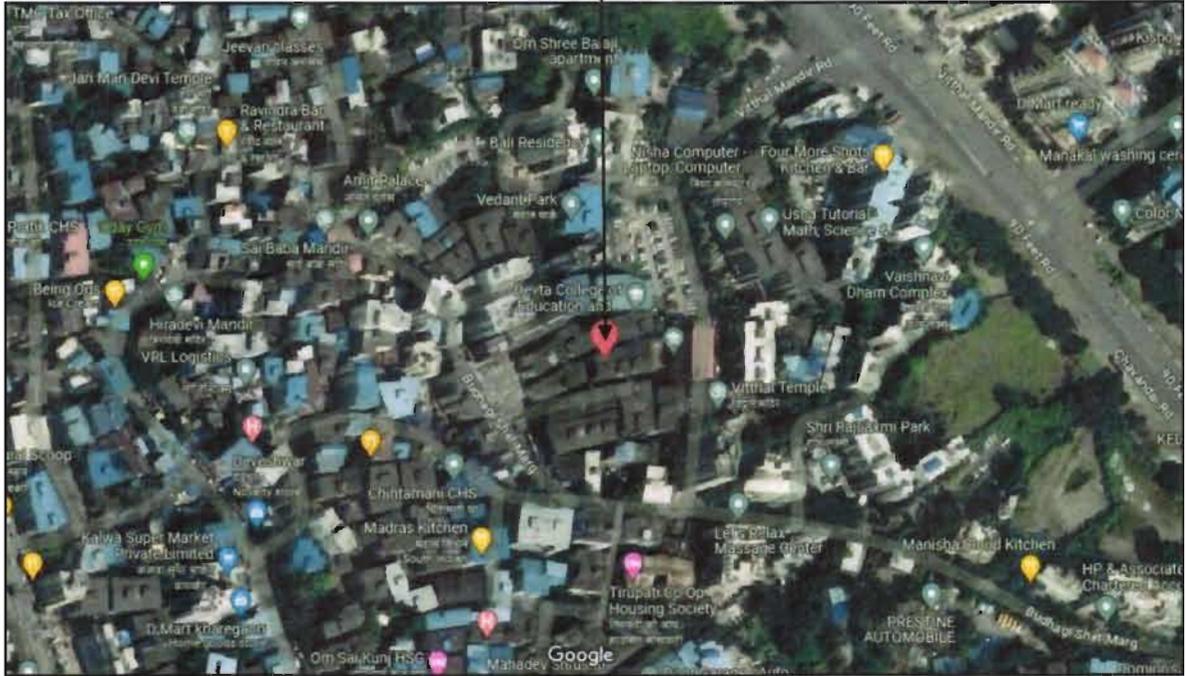


Actual site photographs



Route Map of the property

Site/r



Latitude Longitude - 19°12'20.3"N 73°00'09.9"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 2.7 Km.)

2017



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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

Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: ▼

Select Taluka: ▼

Select Village: ▼

Search By: Survey No Location

Enter Survey No:

वपविषय	पुणे मधील	निवासी वपदर	नोंदणी	दुकाने	बीजोदिक	एकक (रि.)	Attribute
15/61-10अ) इवरीन मिळकती गावठाण	13900	61300	81900	78600	81900	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,500.00			
Reduced by 5% on Flat Located on 1 st Floor	3,075.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	58,425.00	Sq. Mtr.	5,428.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,400.00			
The difference between land rate and building rate (A – B = C)	41,025.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	70%			
Rate to be adopted after considering depreciation [B + (C x D)]	43,965.00	Sq. Mtr.	4,084.00	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

Sale Instance

9/25/23, 12:43 PM	freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx	
1922530 25-09-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्ता क्रमांक : 1922/2023 नोंदणी : Regn:63m
गावाचे नाव : खारेगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2819800	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक ए /302,तिसरा मजला,कार्तिक अपार्टमेंट बिल्डिंग,ए -विंग,कार्तिक को ऑपरेटिव्ह होसिंग सोसायटी येथील सदनिका जीचे एकूण क्षेत्रफळ 485 चौ . फूट बांधीव.पाखाडी, खारेगाव येथील सर्वे नंबर 85,हिस्सा नंबर 1 या भूखंडावर स्थित तालुका आणि जिल्हा ठाणे व सदनिकेचा विक्री करारनामा((Survey Number : ८५.हिस्सा नंबर १ ;))	
(5) क्षेत्रफळ	485 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- - दशरथ लक्ष्मण जगताप वय:-60 पत्ता:-प्लॉट नं. ए /३०२, माळा नं. ३, इमारतीचे नाव: कार्तिक को. ऑप होसिंग सोसायटी, ब्लॉक नं. पाखाडी मयूर हॉटेल जवळ खारीगाव कळवा ठाणे, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AEPPI6871F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - मानसी मंगेश धुरी वय:-48; पत्ता:-प्लॉट नं. बी १०३, माळा नं. 1, इमारतीचे नाव: कार्तिक को. ऑप होसिंग सोसायटी, ब्लॉक नं. साई -सुष्टी अपार्टमेंटच्या मागे खारीगाव कळवा ठाणे, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-APHPD0302G 2): नाव:- - मंगेश महादेव धुरी वय:-53; पत्ता:-प्लॉट नं. बी १०३, माळा नं. 1, इमारतीचे नाव: कार्तिक को. ऑप होसिंग सोसायटी, ब्लॉक नं. साई -सुष्टी अपार्टमेंटच्या मागे खारीगाव कळवा ठाणे, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKTPD1508M	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1922/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	266000	
(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://freesearchigrservice.maharashtra.gov.in/isantaHTMLReportSuchiKramank2_RegLive.aspx		
		1/2

Sale Instance

9/25/23, 12:44 PM	freeearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
67873 25-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 678/2023 नोंदणी : Regn:63m
गावाचे नाव : खारेगाव		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मॉबदला	2150000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1993476	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :. इतर माहिती: मौजे खारेगाव,कळवा तालुका ठाणे जिल्हा ठाणे येथील झोन न.15/61/10 ब सदनिका क्र.401, चौथा मजला,कांचन को.ऑफ.हौ.सो.लि.खारेगाव,कळवा(पु.), ठाणे सदनिका क्षेत्र 350 चौ.फुट बांधीव म्हणजेच 32.52 चौ.मी.बांधीव स.न.85 पार्ट हिस्सा न.10((Survey Number : 85पार्ट हि नं 10 ;))	
(5) क्षेत्रफळ	32.52 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री.उपेंद्र अनंत कदम वय:-41 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं ए १०२ पहिला मजला मोहनराज सोसायटी,जरी मरी मंदिरा जवळ,पाखाडी,खारेगाव,कळवा, ब्लॉक नं: जिल्हा-ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKXP6675Q 2): नाव:- सौ.अल्पिता उपेंद्र कदम वय:-41 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं ए १०२ पहिला मजला मोहनराज सोसायटी,जरी मरी मंदिरा जवळ,पाखाडी,खारेगाव, ब्लॉक नं: कळवा, जिल्हा-ठाणे, रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-EHPK4945C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- सौ.सुजाता सुनील बेतोसे वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.रूम न.२,सोमजी चाळ,माधुरी अपार्टमेंट खारेगाव जवळ, ब्लॉक नं: जुनी मुंबई पुणे रोड, रोड नं: कळवा (पु)ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-BFBPB2687B 2): नाव:- श्री.सौरभ सुनील बेतोसे वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा.रूम न.२,सोमजी चाळ,माधुरी अपार्टमेंट खारेगाव जवळ, ब्लॉक नं: जुनी मुंबई पुणे रोड, रोड नं: कळवा (पु)ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-EADPB9926F	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	678/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21500	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
https://freeearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx		
1/2		

Price Indicators

NOBROKER

2 BHK Flat In Om Vighnahar Society For Sale In Thane
 ₹ 45 Lacs
 ₹ 25,701/Month
 615 sq ft

2 Bedrooms
 1 Bathroom
 NA
 Bike and Car

Sep 23, 2023
 Immediately
 On Vighnahar Soc...

Price trends by NBEstimate
 Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

99acres

Buy

₹ 40 Lac
 1BHK 1Bath
 Carpet area: 450 sq ft
 17 of 4 Floors
 On Vighnahar CHS
 Kharegaon, Mumbai Beyond Thane
 South East
 10+ Year Old

Property 1/10

Photos (1/10)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 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 **₹ 52,61,562.00 (Rupees Fifty Two Lakh Sixty One Thousand Five Hundred Sixty Two Only)**.

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=admn,
2.5.4.20=62226c44ad154c31ed02c25a65913490cf533441333
11277017a18b5662, postalCode=400099, st=Maharashtra,
serialNumber=1455a566baacc2808b2a55aaf3c34eb317a1bdf7a
184a357a79a1278d528c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.25 16:12:48 +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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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