

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mularam Dhalaramji Kumavat & Mrs. Soni Mularam Kumavat**

Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "**Maple Building**", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'04.1"N 73°14'11.2"E

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### Valuation Done for:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, State – Maharashtra, Country – India.



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

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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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "Maple Building", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India belongs to **Mr. Mularam Dharamji Kumavat & Mrs. Soni Mularam Kumavat.**

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Mohan Willows Apartment  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=Director,  
2.5.4.20=9422b5e4b25d5d32e0c3e0a6513190c7d33d4f19e3,  
3.2.1.2=1741016552, postalCode=400060, st=Maharashtra,  
serialNumber=43472302992, c=IN, email=manoj@vastukala.org,  
dnQualifier=MANOJ BABURAO CHALIKWAR,  
Date: 2023.10.13 12:14:32 +05'30'

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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Valuation Report of Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "**Maple Building**", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 13.10.2023 for Bank Loan Purpose
2	Date of inspection	12.10.2023
3	Name of the owner/ owners	<b>Mr. Mularam Dhalaramji Kumavat &amp; Mrs. Soni Mularam Kumavat</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. 502, 5 <sup>th</sup> Floor, Wing – B, " <b>Maple Building</b> ", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Devi Prasad Tiwari (Broker) Contact No. 9892025638
6	Location, street, ward no	Ward No. M/29, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane
7	Survey/ Plot no. of land	Survey No. 65, Hissa No. 2A of Village - Shirgaon
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. = 482.00 Balcony Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 530.00 (Area as per Actual Site Measurement) <b>Carpet Area in Sq. Ft. = 417.00</b>

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 459.00 (Carpet Area as per Agreement + 10%)
13	Roads, Streets or lanes on which the land is abutting	Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane
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?	Vacant
	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 KBNP 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	₹ 6,000.00 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.
	<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 up on, 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 – 2018 (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.
<p><b>Remark:</b> As per Site Inspection, Actual Total Carpet area 530.00 Sq. Ft. (Including Balcony area) is more than Built Up area 417.00 Sq. Ft. (Including Balcony Area) mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 7,000/- per Sq. Ft. on Carpet area is considered.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 13.10.2023 for Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "Maple Building", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India belongs to **Mr. Mularam Dhalaramji Kumavat & Mrs. Soni Mularam Kumavat.**

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

1	Copy of Agreement for sale dated 05.10.2023 between Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar (the Vendors / Transferors) and Mr. Mularam Dhalaramji Kumavat & Mrs. Soni Mularam Kumavat (the Purchasers / Transferees).
2	Copy of RERA Registration Certificate No. P51700008622 dated 19.08.2017.
3	Copy of Commencement Certificate No. KBNP / NRV / BP / 942 / 2016 – 2017 / Unik No. 150 dated 31.01.2017 issued by Kulgaon Badlapur Municipal Council.
4	Copy of Building Completion Certificate No. KBNP / NRV / 9721 / 2018 - 2019 dated 28.12.2018 issued by Kulgaon Badlapur Municipal Council (As download from RERA site)
5	Copy of Amended Approved Layout Plan No. KBNP / NRV / BP / 942 – 150 dated 31.01.2017 issued by Kulgaon Badlapur Municipal Council.

### LOCATION:

The said building is located at Survey No. 65, Hissa No. 2A of Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.3 KM. from Badlapur railway station.

### BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7<sup>th</sup> 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 good. The building is used for residential purpose. 5<sup>th</sup> Floor is having 5 Residential Flat. Building is having 1 lift.

**Residential Flat:**

The residential flat under reference is situated on the 5<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony. (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 13<sup>th</sup> October 2023**

The Carpet Area of the Residential Flat	:	417.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 Years
Cost of Construction	:	459.00 X 2,600.00 = ₹ 11,93,400.00
Depreciation	:	N.A. Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,020.00 per Sq. M. i.e., ₹ 5,111.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 52,684.00 per Sq. M. i.e., ₹ 4,894.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
<b>Value of property as on 13.10.2023</b>	:	<b>417.00 Sq. Ft. X ₹ 7,000.00 = ₹ 29,19,000.00</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>Total Value of the property</b>	:	<b>₹ 29,19,000.00</b>
<b>The Realizable value of the property</b>	:	<b>₹ 26,27,100.00</b>
<b>Distress value of the property</b>	:	<b>₹ 23,35,200.00</b>
<b>Insurable value of the property (459.00 X 2,600.00)</b>	:	<b>₹ 11,93,400.00</b>
<b>Guideline value of the property (459.00 X 4,894.00)</b>	:	<b>₹ 22,46,346.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "**Maple Building**", Vasant Spring Woods Wing IV & Maple Co-Op. Hsg. Soc. Ltd.", Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen Thousand Only)**. as on **13<sup>th</sup> October 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 **13<sup>th</sup> October 2023 is ₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## ***PART III- DECLARATION***

I hereby declare that

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

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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 <sup>th</sup> Floor
3.	Year of construction	2018 (As per Building Completion Certificate)
4.	Estimated future life	55 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 with MS safety door, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
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	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	Yes
18.	No. of lifts and capacity	1 Lift provided
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



## Actual site photographs



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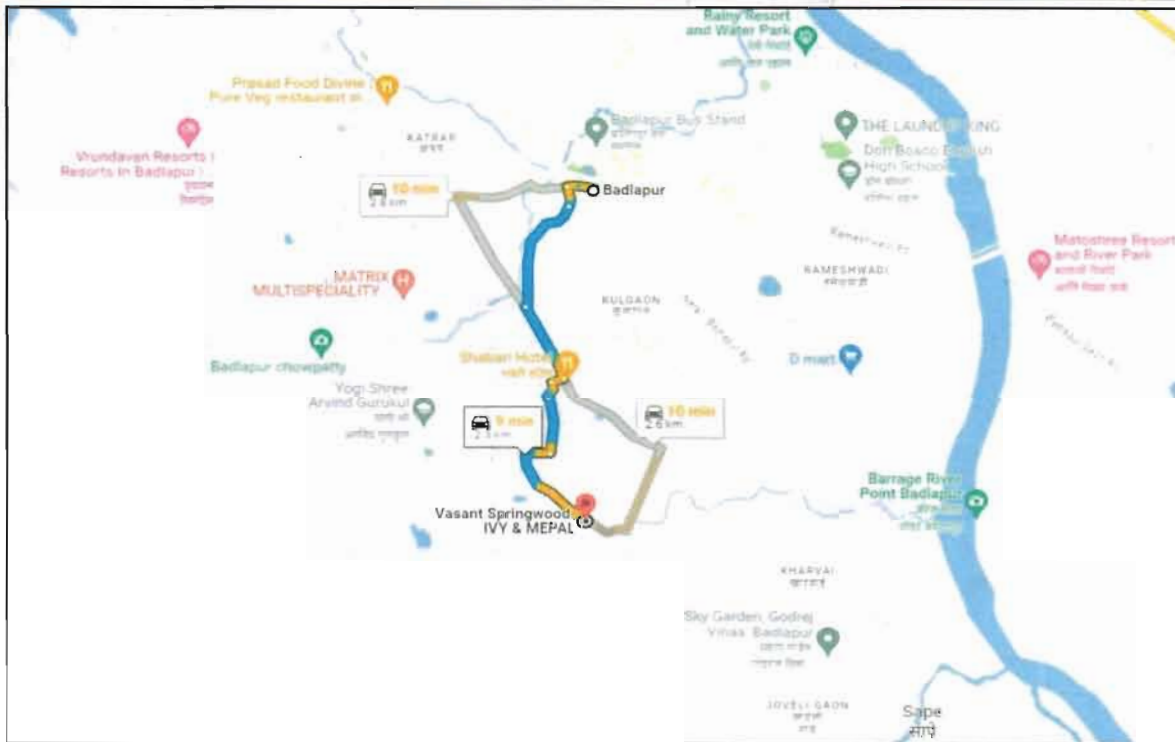
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## Route Map of the property Site u/r



**Latitude Longitude - 19°09'04.1"N 73°14'11.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Badlapur – 2.3KM.)

## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )			
Home		Valuation Guidelines   User Manual	
Year	2023-2024	Language	English
Selected District	Thane		
Select Taluka	Ambarnath		
Select Village	Mauje (Gav) Shirgaon No. 10 (Kulgaon)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
Enter Survey No	65	<input type="button" value="Search"/>	
उपविभाग	शुनी जमीन	निवासी मरदमिका	Attribute
11/29-एफ2/(2ब) विरमावर्तित वरील एक 2(1) व्वा पूर्व व एक 2(ब) व्वा व पश्चिम व विरमावर्तित पूर्व व्वा व शमर्तित नकाशात दाखविल्याप्रमाणे विक्रयणी	8290	52400	मॉडीस टुजागे जीव्यायिक (Rs.)
		5890064700	58900 श्री. मॉडर

Stamp Duty Ready Reckoner Market Value Rate for Flat	52,400.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	2,620.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>55,020.00</b>	<b>Sq. Mtr.</b>	<b>5,111.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	8,290.00			
The difference between land rate and building rate (A – B = C)	46,730.00			
Depreciation Percentage as per table (D) [100% - 5%] (Age of the Building – 5 Years)	95%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>52,684.00</b>	<b>Sq. Mtr.</b>	<b>4,894.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift


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

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


**Table – D: Depreciation Percentage Table**

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

## Price Indicators



My Bookings
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**1 BHK Flat in Panvelkar Estate For Sale in Badlapur East**  
Badlapur East, Mumbai, Maharashtra, 400015


Loan Verified

**₹ 25 Lacs**  
Registration

**₹ 14,328/Month**  
EMI (₹ 10 L)

**598**  
Sq Ft





**1 Bedroom** (No. of Bedrooms)

**1 Bathroom** (No. of Bathrooms)

**2** (No. of Balconies)

**Bike and Car** (Parking)

**Sep 6, 2023** (Posted)

**Immediately** (Move-in)

**Panvelkar Estate** (Location)

**Full** (Furnishing)

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


**Overview**

Age of Building	1.3 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq.Ft/M	Flooring	White Tiles
Buildup Area	598 Sq Ft	Carpet Area	388 Sq Ft


**Activity On This Property**

39 Views 0 Favorites

**Similar Properties**



My Bookings
Post Your Property



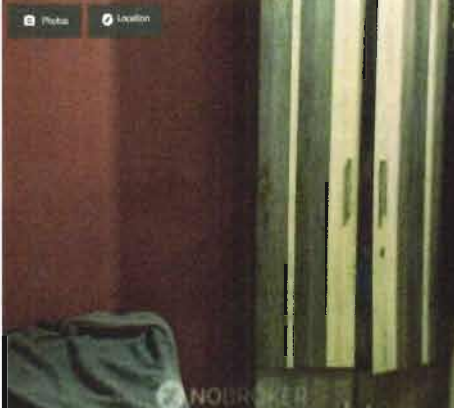
**1 BHK Flat in Gayatri Complex For Sale in Shirgaon**  
Shirgaon, Pune, Maharashtra, 411004


Loan Verified

**₹ 24 Lacs**  
Registration

**₹ 13,755/Month**  
EMI (₹ 10 L)

**580**  
Sq Ft





**1 Bedroom** (No. of Bedrooms)

**1 Bathroom** (No. of Bathrooms)

**1** (No. of Balconies)

**Bike and Car** (Parking)

**Sep 5, 2023** (Posted)

**Immediately** (Move-in)

**Gayatri Complex** (Location)

**None** (Furnishing)

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


**Overview**

Age of Building	5.10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	580 Sq Ft	Carpet Area	400 Sq Ft

**Activity On This Property**


30 Views 0 Favorites

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## Price Indicators

**NOBROKER**

My Bookings
Post Your Property

**1 BHK Flat in Mohan Willows, Badlapur East For Sale in Badlapur East**

1 BHK Flat for Sale in Mumbai / Property Details

₹ 31 Lacs

₹ 17,767/Month

750

1 Bedroom

2 Bathroom

Bike and Car

Get Owner Details

Price trends by NREStimate

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

₹ 31 Lacs

₹ 17,767/Month

750

1 Bedroom

2 Bathroom

Bike and Car

Get Owner Details

Price trends by NREStimate

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

**Overview**

Age of Building	2-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq.Ft.M	Flooring	Wooded Tiles
Building Area	110 Sq.Ft	Furnishing Status	Unfurnished

**Activity On This Property**

2.33   0



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₹ 20,080/Month

915

2 Bedroom

2 Bathroom

Bike and Car

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Price trends by NREStimate

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Listed by Broker   Sold Out   Wrong Info

₹ 15 Lacs

₹ 20,080/Month

915

2 Bedroom

2 Bathroom

Bike and Car

Get Owner Details

Price trends by NREStimate

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info


**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.9 Per Sq.Ft.M	Flooring	Wooded Tiles
Building Area	455 Sq.Ft	Furnishing Status	Self

**Activity On This Property**


2.39   0

**Similar Properties**



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 Valuation & Appraisal  
 Chartered Accountants &  
 Real Estate Engineers  
 ISO 9001:2015 CERTIFIED

## Sales Instance

708578	सूची क्र. २	द्वयम निबंधक : सह दु.नि. उल्हासनगर २
12-10-2023		दस्तावेज क्रमांक: 7085/2023
Note:-Generated Through eDisplay v2.1 Module. For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गाव : शिरगाव</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2625000	
(3)वाज्याभाव (भाडेपट्ट्याच्या बाबतीलपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	2635000	
(4)भूमापन, पॉटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : मौजे शिरगांव,ता. अंबरनाथ,जि. ठाणे येथील सर्व्हे नं. 65,हिस्सा नं. 2अ,क्षेत्र 4990 चौ. मी. यावरील वसंत स्प्रिंगवूडस अँड आयरिस को.ऑप. हौसिंग सोसायटी लि. मधील अँडर बिल्डिंग,पहिला मजला,सदनिका क्र. 103,क्षेत्र 479 चौ. फुट कार्पेट. कुळगांव-बदलापूर	
(5)क्षेत्रफळ	1) 479 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अर्चना अनिल पारनेरकर 61 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- ए /301 राजमुद्रा को.ऑप. हौसिंग सोसायटी लि पराग नगर लिंक रोड दहिसर (पूर्व) मुंबई महाराष्ट्र मुम्बई. 400068 2) अनिल दत्तात्रय पारनेरकर 64 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- - रोड नं. :- ए /301 राजमुद्रा को.ऑप. हौसिंग सोसायटी लि पराग नगर लिंक रोड दहिसर (पूर्व) मुंबई महाराष्ट्र मुम्बई. 400068	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ऋषभ लक्ष्मण शेटके 24 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं. :- 302 प्रथमेश कृपा अपार्टमेंट समर्थ नगर बदलापूर पूर्व. महाराष्ट्र ठाणे. 421503	
(9)दस्तावेज करून दिल्याचा दिनांक	24/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7085/2023	
(12)वाज्याभावाप्रमाणे मुद्रांक शुल्क	158100	
(13)वाज्याभावाप्रमाणे नोंदणी शुल्क	26350	
(14)जेरा		
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 **13<sup>th</sup> October 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 ₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=9E22b6c4a033d03e0c79e2686591349d13e33a413337  
9279017a18b3652, postalCode=400095, st=Maharashtra,  
serialNumber=4125649505ad9c94b0a2a558f8c761d33f13d2e394  
e9f2e296327b62386c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.17 12:11:58 +05'30'

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