

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-2923/23-24	16-Oct-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	004349/2303019	
	Dispatched through	Destination
	Terms of Delivery	

Sl 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	4,000.00		360.00		360.00	720.00

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

Remarks:
 Mr. Dattatray Baburao Velenwad - Residential Flat No. 207, 2nd Floor, "Ashar Ventures", Sector - 4, Village - Majiwade, Thane (West), Thane - 400 610, 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

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
Asmita Rathod
(Digitally signed by Asmita Rathod, DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN, Date: 2022.10.16 17:03:29 +05'30')
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dattatray Baburao Velenwad**

Residential Flat No. 207, 2nd Floor, "**Ashar Ventures**", Sector – 4, Village – Majiwade,
Thane (West), Thane – 400 610, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'28.8"N 72°58'16.6"E

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Cosmos Bank




Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai, PIN Code - 400001,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandiveti Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



Vastu/Mumbai/10/2023/4349/2303019

16/18-216-PRSH

Date: 16.10.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 207, 2nd Floor, "Ashar Ventures", Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610, State – Maharashtra, Country – India belongs to **Mr. Datyatray Baburao Velenwad**.

Boundaries of the property.

North : Sai Pratap CHSL.
South : Kanakia Spaces Vasundhara
East : Under Construction Building
West : Gladys Alwares 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 ₹ **48,42,000.00 (Rupees Forty Eight Lakh Forty Two 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=482780c4e6d35d103a0cf9e2665913490c73d33d412331
35279017a1885652, postalCode=400069, st=Maharashtra,
serialNumber=0413490c73d33d41233135279017a1885652,
440382c79a2379a556c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.16 17:12:20 +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



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedobad 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. 207, 2nd Floor, "Ashar Ventures", Sector – 4, Village – Majiwade,
Thane (West), Thane – 400 610, 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 16.10.2023 for Bank Loan Purpose
2	Date of inspection	12.10.2023
3	Name of the owner/ owners	Mr. Datyatray Baburao Velenwad
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. 207, 2 nd Floor, "Ashar Ventures", Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610, State – Maharashtra, Country – India. Contact Person: Mr. Saket (Owner's Relative) Contact No. 9359165887
6	Location, street, ward no	Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610
7	Survey/ Plot no. of land	Survey No. 342/A/3/K
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. = 257.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610

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 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 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	₹ 10,000.00 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 – 2021 (As per Occupancy

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

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 16.10.2023 for Residential Flat No. 207, 2nd Floor, "**Ashar Ventures**", Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610, State – Maharashtra, Country – India belongs to **Mr. Datyatray Baburao Velenwad**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.12.2022.
2	Copy of Occupation Certificate No. OCC / 0894 / 21 dated 08.02.2021 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate No. TMC / TDD / 3375 / 20 dated 10.02.2020 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 342/A/3/K of Village – Majiwade, Thane (West). The property falls in Residential Zone. It is at a travelling distance 5.3 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 14th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 2nd Floor is having 12 Residential Flats. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath (i.e., **1BHK + W.C. + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with Solid flush door, Powder coated aluminum sliding windows, Casing Caping electrification & Concealed plumbing etc.

Valuation as on 16th October 2023

The Built-Up Area of the Residential Flat	:	269.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	02 Years
Cost of Construction	:	269.00 X 2,800.00 = ₹ 7,53,200.00
Depreciation $\{(100 - 10) \times 00 / 60\}$:	N.A. As building age is below 5 years
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,500.00 per Sq. M. i.e., ₹ 13,424.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. As building age is below 5 years
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
Value of property as on 16.10.2023	:	269.00 Sq. Ft. X ₹ 18,000.00 = ₹ 48,42,000.00

(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 16.10.2023	:	₹ 48,42,000.00
Total Value of the property	:	₹ 48,42,000.00
The realizable value of the property	:	₹ 43,57,800.00
Distress value of the property	:	₹ 38,73,600.00
Insurable value of the property (269.00 X 2,800.00)	:	₹ 7,53,200.00
Guideline value of the property (269.00 X 13,424.00)	:	₹ 36,11,056.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 207, 2nd Floor, "**Ashar Ventures**", Sector – 4, Village – Majiwade, Thane (West), Thane – 400 610, State – Maharashtra, Country – India for this particular purpose at **₹ 48,42,000.00 (Rupees Forty Eight Lakh Forty Two Thousand Only)** as on **16th 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 **16th October 2023 is ₹ 48,42,000.00 (Rupees Forty Eight Lakh Forty Two 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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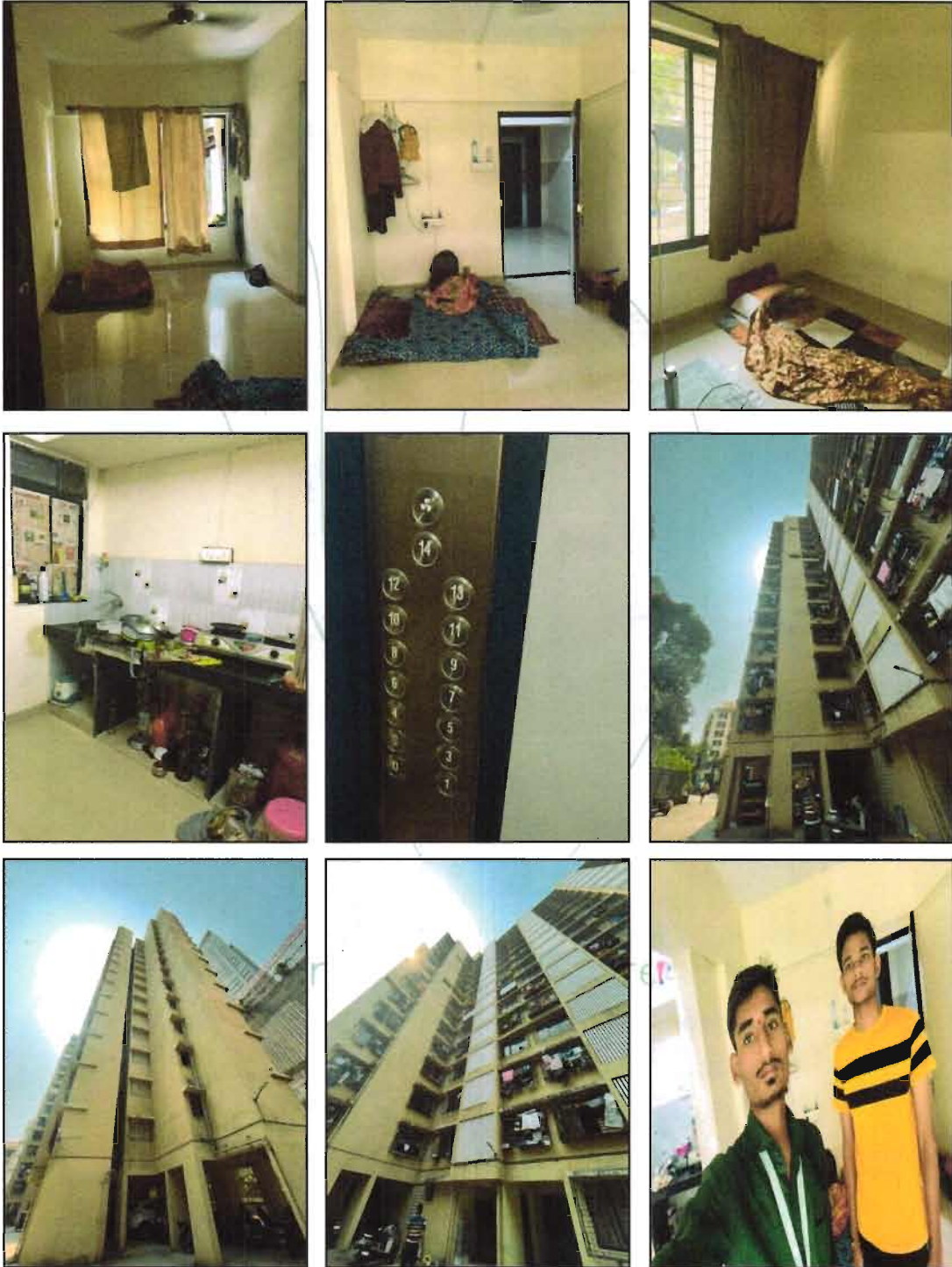
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ANNEXURE TO FORM 0-1

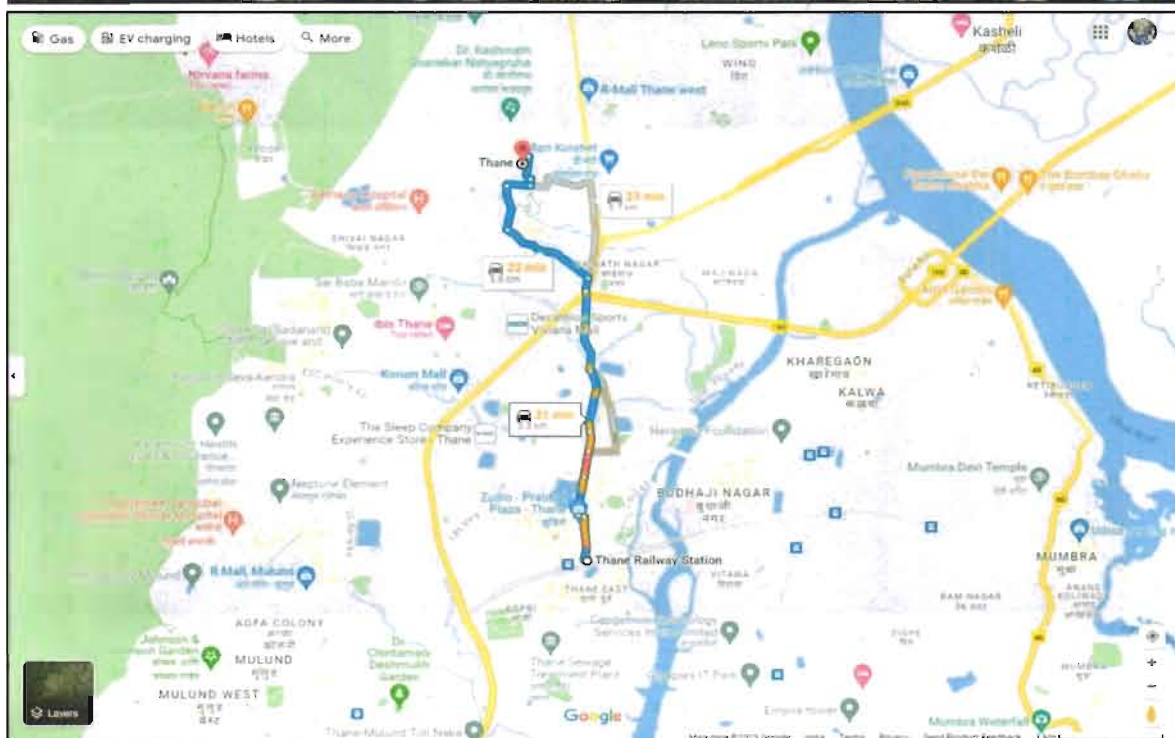
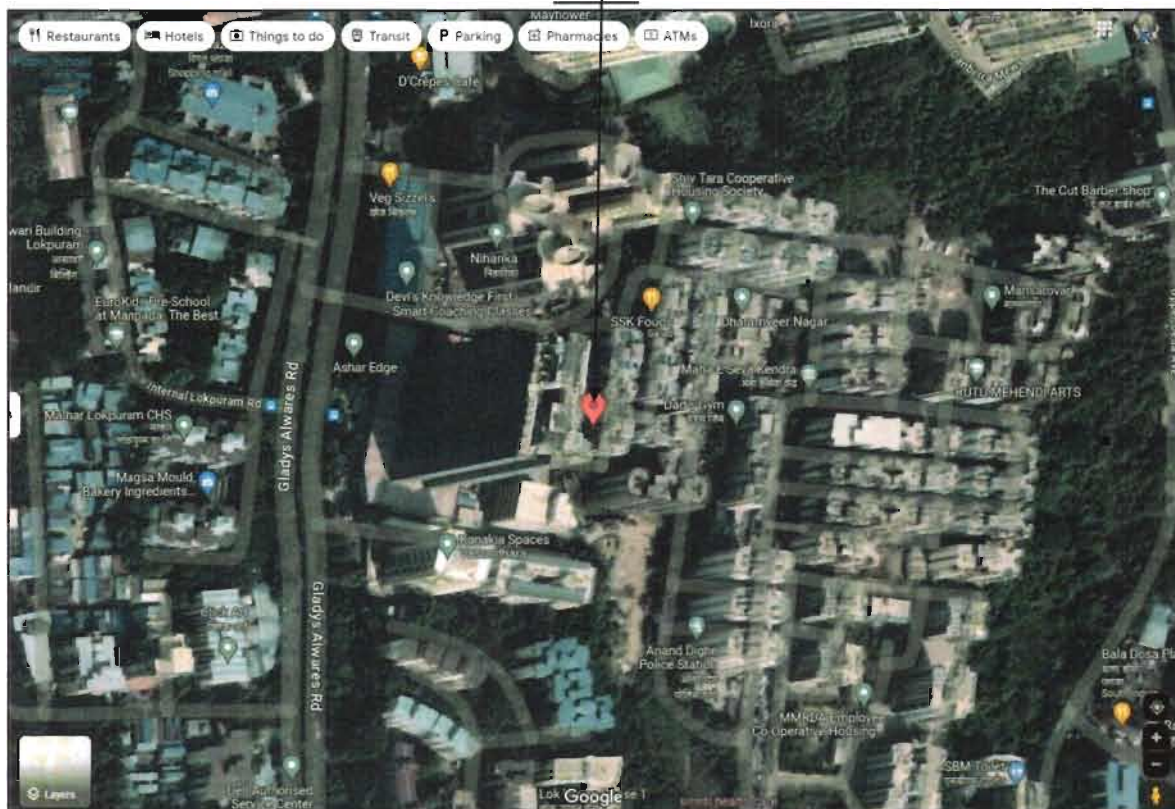
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 14 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	2021 (As per Occupancy Certificate)
4.	Estimated future life	58 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping 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	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°13'28.8"N 72°58'16.6"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 5.3 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Valuation For Rural Area

Location Details

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
56200	144500	185200	179300	165200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,500.00			
No Increase by Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,44,500.00	Sq. Mtr.	13,424.00	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

Price Indicators

99acres Buy ▾ All Residential Filter Location: Project/Society or Keyword SEARCH

1BHK Flat/Apartment
Ashar Pulse
Majwada, Thane, Mumbai

₹66 Lac ₹114,300/sq.ft **308 sq.ft** **Under Construction**
Possession: Jan 2028

Why choose this project ?

- Centrally located in the heart of Majwada
- Amenity zone spread across 40,000 sq.ft. more
- Infinity swimming pool, clubhouse, badminton and much more

Project Details: **NO BROKERAGE** **REAR SHITAL** **REGISTERED** Registration No: P51730547432 [View REC Code](#) Website: <https://maharashtra.gov.in/>

Navigation: Floor Plan | Project Details | Society Reviews | Explore Locality | Recommendations | Dealer Details

Summary: **308 sq.ft** **₹66.0 Lacs**

Places nearby
Majwada, Thane, Mumbai

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property **Post**

Home ▾ Property for Sale in Thane ▾ Flats for Sale in Thane ▾ Flats for Sale in Hiranandani Estate ▾ 1BHK Flats for Sale in Hiranandani Estate ▾ 430 Sq Ft

Posted on Oct 07, 23. Property ID: 68627687

₹68.0 Lac EMR: ₹31L | [Get Loan offers from 34+ banks](#)

1BHK Flat For Sale in Madhav Palacia, **Hiranandani Estate, Thane**

1 Bed **2 Baths** **1 Balcony** **Unfurnished**

Carpet Area: 350 sqft ₹19.42/sqft

Project: Madhav Palacia **Floor: 2 (Out of 16 Floors)**

Transaction Type: Resale **Status: Ready to Move** **Facing: East**

Furnished Status: Unfurnished **Type Of Ownership: Freehold** **Age Of Construction: 5 to 10 years**

East Facing Property

Contact Owner **Get Phone No.** Last contact made 1 day ago

More Details

Price Breakup: ₹68 Lac | ₹1 Monthly

Booking Amount: ₹1.0 Lac

Address: Hiranandani Estate, Hiranandani Estate, Thane - Central Thane, Maharashtra

Price Indicators

The screenshot shows the IndiaHomes.com website interface. At the top, there is a navigation bar with the logo and various menu items like HOME, ABOUT US, SERVICES, BUILDERS, etc. Below the navigation bar, there are filters for Property Type, Property Sub-Type, Location, Builders, Possession Year, and Bedrooms. A search bar is present with the location 'Pune' entered. Two property listings are displayed:

Ashar Edge, Thane west

Type	Tower	Total Carpet Area (Sq.M)	Total Carpet Area (Sq.Ft)	Price
1 BHK	Wing A B C	45.99	495.032	31 Lakh*
2 BHK	Wing A B C	88.94	740.987	1.43 Cr*

Ashar Maple Birch, Mulund West

Type	Tower	Total Carpet Area (Sq.M)	Total Carpet Area (Sq.Ft)	Price
1 BHK	Ashar Maple Birch	On Request	On Request	82.04 Lakhs*

Both listings include an 'Enquire Now' button and show the Ashar logo.

The screenshot shows the 99acres website interface. At the top, there is a navigation bar with the logo and a search bar. Below the navigation bar, there is a property listing for 'Ashar Pulse' in 'Majiwada, Thane'.

₹80.96 Lac (Estimated EMI ₹64,953) | **1BHK 1Bath**

Estimated EMI ₹64,953 | Real Apartment for Sale | Located in Majiwada Thane Thane Thane

REGISTRATION REGISTERED | Registration No. P5170034743 | Website: <https://maharashtra.mahatransaction.gov.in/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (5) | **Society (14)**

Area: Carpet area: 445 sq.ft. | **Configuration**: 1 Bedroom, 1 Bathroom, No Balcony

Price: ₹80.96 Lac @ 18,358 per sq.ft. (Negotiable) | **Project**: Ashar Pulse Majiwada, Thane

Floors: 20th of 42 Floors | **Facing**: East

Perkaching: Pool, Park/Garden, Club, Main Road | **Age**: 1 to 5 Year Old

2 people viewed this property yesterday

Sales Instance

1634174	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2
13-10-2023		दस्त क्रमांक : 16341/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6996763	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6711866.05	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: ए - 702, माळा नं: 7 वा मजला, इमारतीचे नाव: आशर एज विंग ए, ब्लॉक नं: माजिवडे,ठाणे पश्चिम, रोड नं: ग्लॅंडीस अल्वारेस मार्ग,2 रा पोखरण रोड, इतर माहिती: सदनिकेचे क्षेत्र - 35.92 चौ मीटर कार्पेट, सदनिकेस संलग्न बाल्कनी क्षेत्र - 3.52 चौ मीटर कार्पेट.,1 कार पार्किंग स्पेस सहित(झोन क्र - 6 / 24 - 3 ई 4),((Survey Number : 342 / 4, 342 / ए / 3 ;))	
(5) क्षेत्रफळ	39.44 चौ.मीटर	
(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:-मे आशर व्हेर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयूशी अजय आशर तर्फे कबुली जबाबाकरिता कु मु म्हणून लता सुंदरम वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, 16 झेड, ठाणे पश्चिम, रोड नं: पॅन नं. AAXFA5020H, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-युगल नारायण तिवारी तर्फे कु.मु म्हणून अजय युगल तिवारी वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लेट रामायण तिवारी, ब्लॉक नं: अमेय, महुवान, गोपालगंज, बिहार, रोड नं: - पॅन नं. AYZPT5494Q, बिहार, GOPALGANJ. पिन कोड:-841437 पॅन नं:- 2): नाव:-वेद प्रकाश तिवारी वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लेट रामायण तिवारी, ब्लॉक नं: अमेय, महुवान, गोपालगंज, बिहार, रोड नं: - पॅन नं. BLUPT3868F, बिहार, गोपालगंज. पिन कोड:-841437 पॅन नं:- 3): नाव:-विपुल - गुप्ता वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लेट रामायण तिवारी, ब्लॉक नं: अमेय, महुवान, गोपालगंज, बिहार, रोड नं: - पॅन नं. AWJPG7528C, बिहार, GOPALGANJ. पिन कोड:-841437 पॅन नं:-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	16341/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	489800	



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th 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 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 ₹ 48,42,000.00 (Rupees Forty Eight Lakh Forty Two 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, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=f922b6c8fad35dc03a0c79a2686513499c73d339413
33115279b17a18b5c52, postalCode=400099, st=Maharashtra,
serialNumber=4204866640dc29d8b2a558fc3ef6a33f31bd2
4394e2f7e29a327bf25b1c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.16 17:12:38 +0530

Auth. Sign.

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