

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anant Laxman Gajmal**

Residential Flat No. 1703, 17th Floor, Wing – B, "**Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.**", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'18.7"N 72°57'34.5"E

Valuation Prepared for:

Cosmos Bank

IMCS Thane Branch



IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Uplab Company, Wagle Estate, Thane (West), Thane – 400 604, 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 :

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 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. 1703, 17th Floor, Wing – B, "Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Mr. Anant Laxman Gajmal**.

Boundaries of the property.

North	:	Internal Road & Dosti Vihar Club House
South	:	Slum Area
East	:	Wing – A
West	:	Vrishti A Wing

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 ₹ 1,45,31,225.00 (Rupees One Crore Forty-Five Lakh Thirty-One Thousand Two Hundred Twenty-Five Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

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) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35d603a0c1962665913490c73d33e41e3
3115279e17a18b5642, postalCode=400609, st=Maharashtra,
serialNumber=41256a596a8b6c990802a558f6c3f6b31f31b4d
e394e282e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.22 10:16:20 +05'30'

Auth. Sign.



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Delhi NCR	Nashik	Ahmedabad	Jaipur

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Valuation Report of Residential Flat No. 1703, 17th Floor, Wing – B, "Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, 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 21.11.2023 for Bank Loan Purpose
2	Date of inspection	18.11.2023
3	Name of the owner/ owners	Mr. Anant Laxman Gajmal
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. 1703, 17 th Floor, Wing – B, "Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India. Contact Person: Mr. Archana Gajmal (Owner's wife) Contact No. 8108155977
6	Location, street, ward no	Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1
	Survey/ Plot no. of land	Survey No. 144A/1(P), 145(P), 146/5B, 6B, 148/1B, 2B, 3, 7, 8B, 149/2B & Other of Village – Panchpakhadi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 602.00 Flowerbed Area in Sq. Ft. = 21.00 Cupboard Area in Sq. Ft. = 45.00 Dry Balcony Area in Sq. Ft. = 13.00 Balcony Area in Sq. Ft. = 72.00

		Total Carpet Area in Sq. Ft. = 753.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 745.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 894.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Kores Road, Pokhran Road No. 1, Thane (West) – 400 606.
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	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	₹ 36,000.00 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, IMCS Thane Branch to assess fair market value as on 21.11.2023 for Residential Flat No. 1703, 17th Floor, Wing – B, "**Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.**", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India belongs to **Mr. Anant Laxman Gajmal**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 16.01.2023 Between Mrs. Mahek Kamlesh Khilnani & Mr. Kamlesh Prakash Khilnani (the Transferor) and Mr. Anant Laxman Gajmal (the Transferee).
2	Copy of Occupancy Certificate V. P. No. 2007 / 23 / TMC / TDD / 165 dated 22.09.2012 issued by Thane Municipal Corporation, Thane.
3	Copy of Society Share Certificate No. 220 transferred on 26.04.2019 in the name of Mr. Anant Laxman Gajmal issued by Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 144A/1(P), 145(P), 146/5B, 6B, 148/1B, 2B, 3, 7, 8B, 149/2B & Other of Village – Panchpakhadi, Thane. The property falls in Residential Zone. It is at a travelling distance 5.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Basement + Ground + 21st 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. 17th Floor is having 6 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 17th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e. **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles



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flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, POP false ceiling etc.

Valuation as on 21st November 2023

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

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	894.00 X 2,500.00 = ₹ 22,35,000.00
Depreciation $\{(100-10) \times 11 / 60\}$:	16.50%
Amount of depreciation	:	₹ 3,68,775.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,11,980.00 per Sq. M. i.e. ₹ 10,403.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,04,722.00 per Sq. M. i.e. ₹ 9,729.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 21.11.2023	:	745.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,49,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 21.11.2023	:	₹ 1,49,00,000.00 - ₹ 3,68,775.00 = ₹ 1,45,31,225.00
Total Value of the property	:	₹ 1,45,31,225.00
The realizable value of the property	:	₹ 1,30,78,103.00
Distress value of the property	:	₹ 1,16,24,980.00
Insurable value of the property (894 X 2,500.00)	:	₹ 22,35,000.00
Guideline value of the property (894 X 9,729.00)	:	₹ 86,97,726.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1703, 17th Floor, Wing – B, "Dosti Vithika (Dosti Vihar) Co-op. Hsg. Soc. Ltd.", Dosti Vihar Complex, Village Panchpakhadi, Kores Road, Vartak Nagar, Pokhran Road No. 1, Thane (West) – 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 1,45,31,225.00 (Rupees One Crore Forty Five Lakh Thirty One Thousand Two Hundred Twenty Five Only)** as on **21st November 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 **21st November 2023 is ₹ 1,45,31,225.00 (Rupees One Crore Forty Five Lakh Thirty One Thousand Two Hundred Twenty Five Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

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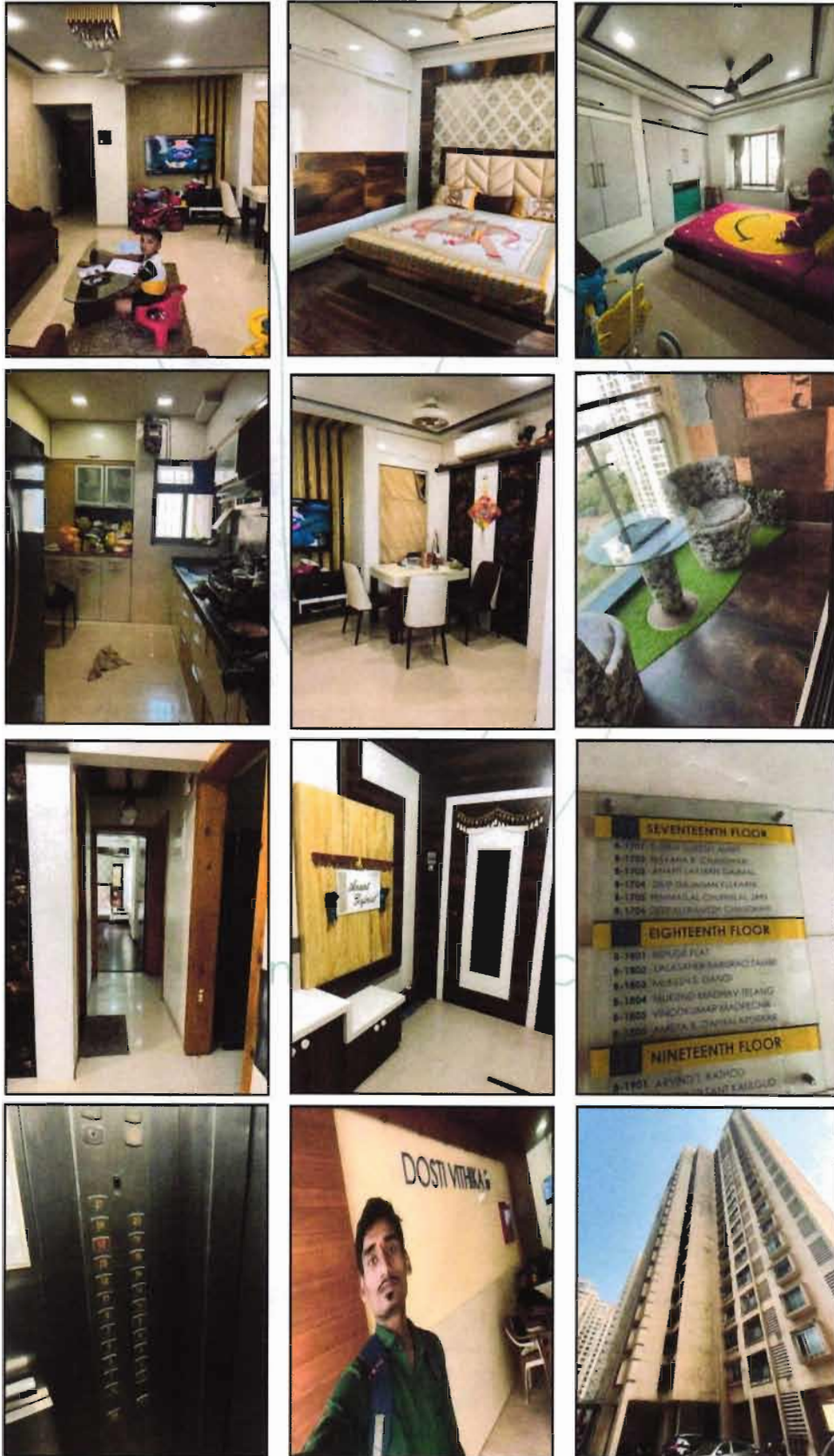
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Ground + 21 st Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 17 th Floor
3.	Year of construction	2012 (As per Occupancy Certificate)
4.	Estimated future life	49 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 false ceiling
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	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



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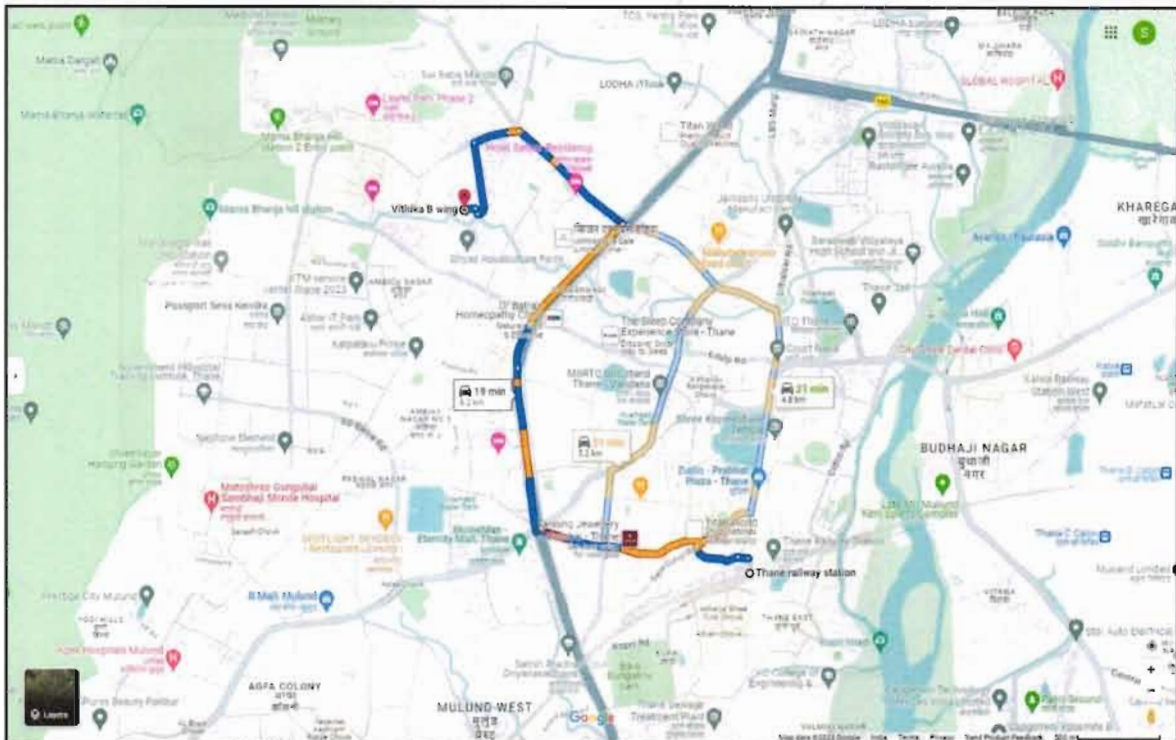
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Route Map of the property

Site u/r



Latitude Longitude - 19°12'18.7"N 72°57'34.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 5.2 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	5B] Wagle Industrial Estate. (Type A, Plot]					
Rate of Land + Building in ₹ per sq. m. Built-Up.						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/15/A	46000	101800	117500	127200	117500
Plot No. A-Type. Plot No. 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 299, 309, 310, 312, 313, 314, 315.						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,01,800.00			
Increase by 10% on Flat Located on 17 th Floor	10,180.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,11,980.00	Sq. Mtr.	10,403.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	46,000.00			
The difference between land rate and building rate (A – B = C)	65,980.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,04,722.00	Sq. Mtr.	9,729.00	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 - Enter Locality / Project / Society / Landmark

Posted on Sep 03, 2023 Ready to move

₹85 Lac 1BHK 2Baths
Estimated EM ₹57,895
Ready Apartment for Sale
Thane, Mumbai

NOT AVAILABLE Website: <https://maharashtra.nataonline.gov.in>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (7) Society (38)

Carpet area: 404 sq.ft.

Price: ₹85 Lac - Govt Charges & Tax @ 21,039 per sq.ft. (negotiable)

Floor Number: 15th of 20 Floors

Property Age: 10+ Year Old

1 BHK, 2 Bathrooms, No Balcony

Location: Dosti Vihar, Samata Nagar, Thane

Over Society: Park/Garden, Club, Pool

Great Savings! Subsidy upto 2.67% Lac on home loan on this property under PM Awas Yojna. Check Eligibility

99acres Buy - Enter Locality / Project / Society / Landmark

Posted on Jun 06, 2023 Ready to move

₹1.2 Cr 2BHK 2Baths
Estimated EM ₹75,344
Ready Apartment for Sale
Thane, Mumbai

NOT AVAILABLE Website: <https://maharashtra.nataonline.gov.in>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (6) Society (38)

Bulk Up area: 700 sq.ft.

Price: ₹1.2 Cr/ave @ 17,142 per sq.ft.

Floor Number: 13th of 20 Floors

2 Bedrooms, 2 Bathrooms, No Balcony

Location: Dosti Vihar, Samata Nagar, Thane

Property Age: 5 to 10 Year Old

Great Savings! Subsidy upto 2.67% Lac on home loan on this property under PM Awas Yojna. Check Eligibility

Sales Instance

4925335	सूची क्र. २	दृश्यम निबंधक सह दु.नि.टाणे 5
27-09-2023		दस्तावेज क्रमांक: 4925/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : पांचपाखाडी		
(1)दस्तावेज प्रकार	करनामा	
(2)निबंधक	12800000	
(3)आदातल (नोंदणीदाराचा बाबतीतपटदर्या आकाश्री दारा कि.पट्टेदार नें नमुद करावें)	10734347.415	
(4)प्राधान्य नोंदविषया व परक्रमांक (अपल्यात)	1) इतर माहिती : मॉड पांचपाखाडी मॉड नं. 170/1, 2,3,4,5, 6,7,8,144A/1(PT),145(PT),146/5B,6B,148/1B,2B,3,7,8B,149/2B,149/3/2,4,4/1, A/3,150/2,4,5,152/2,152/4,165/5,166/1,169,170,171/1(PT) to 9,172/1,2,173A/1,सदनिका नं. 2104.21 वा मजला विम पु.दोस्ती वसुधा दोस्ती वसुधा(दोस्ती विहार)ओ. ऑफ. ही. सोसा. लि. एक बेसबेट कार पार्किंग मॉड नं. बी 65,दोस्ती विहार कॉम्प्लेक्स, कोरम टॉवर्न जवळ, पोखरण रोड नं 1,वर्तक नगर,पांचपाखाडी टाणे,सर्वोत्कृष्ट क्षेत्र 679 चौ फूट म्हणजेच 63.08 चौ मी.कारपेट,छान नं 5/16/गी 3अ) टाणे म.न.पा.	
(5)क्षेत्रफळ	1) 679 चौ.मीटर	
(6)आकाश्री किंवा सुची देण्यात आलेले वेळ		
(7)दस्तावेज करम देणाऱ्या / मिळू देणाऱ्या परक्रमांत नाव किंवा विवाही न्यायालयीन प्रक्रियेत किंवा आदेश अन्वयेन प्रक्रियेत नाव व पत्ता	1) हुमा रिपब्लिक इन्डिया 39 प्लॉट नं : बी. 301 माळा नं : - इमारतीचे नाव : मायेंल रिगवर्ड ब्लॉक नं : - रोड नं : तुळजा भवानी नगर शर्डी पुणे महाराष्ट्र PUNE. 411014 2) रिपब्लिक इन्डिया 43 प्लॉट नं : बी. 301 माळा नं : - इमारतीचे नाव : मायेंल रिगवर्ड ब्लॉक नं : - रोड नं : तुळजा भवानी नगर शर्डी पुणे महाराष्ट्र पुणे. 411014	
(8)दस्तावेज करम देणाऱ्या परक्रमांत नाव किंवा विवाही न्यायालयीन प्रक्रियेत किंवा आदेश अन्वयेन प्रक्रियेत नाव व पत्ता	1) राजेश शंकर शाकवाने 37 प्लॉट नं : बी - 1101 माळा नं : - इमारतीचे नाव : विधीका ब्लॉक नं : विधीका दोस्ती विहार रोड नं : वर्तक नगर टाणे महाराष्ट्र टाणे - 400606 2) किर्ती पुरुषोत्तम देवताळु (न्यायनगर)चे नाव किर्ती राजेश शाकवाने 32 प्लॉट नं : बी - 1101 माळा नं : - इमारतीचे नाव : विधीका ब्लॉक नं : विधीका दोस्ती विहार रोड नं : वर्तक नगर टाणे महाराष्ट्र टाणे - 400606	
(9)दस्तावेज करम देणाऱ्या दिनांक	29/03/2023	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	29/03/2023	
(11)दस्तावेज क्र. व पृष्ठ	4925/2023	
(12)आदातल/आदातलाने सुटके रूक	896000	
(13)आदातल/आदातलाने नोंदणी रूक	30000	
(14)नोंदणी		
मुख्यांकासाठी विचारत घेतलेला तपशील :-		

3068335	सूची क्र. २	दृश्यम निबंधक सह दु.नि.टाणे 5
27-09-2023		दस्तावेज क्रमांक: 3068/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : पांचपाखाडी		
(1)दस्तावेज प्रकार	करनामा	
(2)निबंधक	11500000	
(3)आदातल (नोंदणीदाराचा बाबतीतपटदर्या आकाश्री दारा कि.पट्टेदार नें नमुद करावें)	8118109.9	
(4)प्राधान्य नोंदविषया व परक्रमांक (अपल्यात)	1) इतर माहिती : सदनिका क्र. 304.3 ग मजला.सी विंग.क्षेत्रफळ 587 चौ. फूट. कार्पेट म्हणजेच 54.53 चौ. मी.सोबत एक बाइलनळ.दोस्ती वरुणा(दोस्ती विहार)ओ.ऑफ. हीमिंग सोमायटी लिमिटेड.पोखरण रोड क्र.1.टाणे पश्चिम.400606.सबें क्र 145(भाग).150/4.5,152/4,165/4.5,166/1/1,169,170,171/1(भाग),1,2,5,6,7,8,9,172/1,2,173A/1 ऑफ पांच पाखाडी गाव व इतर माहिती दन्नात नमुद केल्याप्रमाणे. टाणे म.न.पा.	
(5)क्षेत्रफळ	1) 65.46 चौ.मीटर	
(6)आकाश्री किंवा सुची देण्यात आलेले वेळ		
(7)दस्तावेज करम देणाऱ्या / मिळू देणाऱ्या परक्रमांत नाव किंवा विवाही न्यायालयीन प्रक्रियेत किंवा आदेश अन्वयेन प्रक्रियेत नाव व पत्ता	1) सदिप जे विवाहे तोंडे मुखत्यारप्रधारक जयवंत चांदबागव विवाहे 79 प्लॉट नं : ए/201 माळा नं : - इमारतीचे नाव : विनायकी सी.एच.एस ब्लॉक नं : - रोड नं : प्रमिला हॉस्पिटल च्या समोर मुंबई पुणे रोड कळवा पश्चिम महाराष्ट्र टाणे. 400605	
(8)दस्तावेज करम देणाऱ्या परक्रमांत नाव किंवा विवाही न्यायालयीन प्रक्रियेत किंवा आदेश अन्वयेन प्रक्रियेत नाव व पत्ता	1) पुणेदू चक्रवर्ती 57 प्लॉट नं : सी-602 माळा नं : - इमारतीचे नाव : वरुणा दोस्ती विहार ब्लॉक नं : - रोड नं : पोखरण रोड क्र.1 वेदांत कॉम्प्लेक्स जवळ वर्तक नगर टाणे पश्चिम महाराष्ट्र THANE. 400606 2) प्रेमिना चक्रवर्ती 27 प्लॉट नं : सी-602 माळा नं : - इमारतीचे नाव : वरुणा दोस्ती विहार ब्लॉक नं : - रोड नं : पोखरण रोड क्र.1 वेदांत कॉम्प्लेक्स जवळ वर्तक नगर टाणे पश्चिम महाराष्ट्र THANE. 400606	
(9)दस्तावेज करम देणाऱ्या दिनांक	24/02/2023	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	24/02/2023	
(11)दस्तावेज क्र. व पृष्ठ	3068/2023	
(12)आदातल/आदातलाने सुटके रूक	805000	
(13)आदातल/आदातलाने नोंदणी रूक	30000	
(14)नोंदणी		
मुख्यांकासाठी विचारत घेतलेला तपशील :-		



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st November 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 **₹ 1,45,31,225.00 (Rupees One Crore Forty Five Lakh Thirty One Thousand Two Hundred Twenty Five Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9622b6c8fa235ca03bdcf39a2685913490cf3d335413331
15279617a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=11a56a56a8b8c89d6b2a5a8fc3c4b3111bd2e39
4e28f2e29d327b6259c, c=MANOJ BABURAO CHALIKWAR
Date: 2023.11.22 10:16:43 +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

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