

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Manish Chamanlal Rathod**

Residential Flat No. 303, 3rd Floor, Wing – C, “**Lavender**”, Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India.

Latitude Longitude - 19°16'46.2"N 73°02'55.5"E

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Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor Of Shop No. 2, 1st Floor Of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-Op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, 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

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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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 303, 3rd Floor, Wing – C, "Lavender", Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India belongs to **Shri. Manish Chamanlal Rathod**.

Boundaries of the property.

North : Wing – A
South : Internal Road & Antariksh Building
East : Wing – B
West : Wing - D

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 **₹ 49,65,000.00 (Rupees Forty Nine Lakhs Sixty Five 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.26=983286e9f6d358d03e0c79e268659f400c7d63d472
2031527907781895652, postalCode=400078, st=Maharashtra,
serialNumber=47666d6d49bc09a982255a8f823c4b03133432,
#194e3f2e29a32706035A, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.12.08 12:39:29 +05'30'

Auth. Sign.



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Residential Flat No. 303, 3rd Floor, Wing – C, “Lavender”, Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 08.12.2023 for Bank Loan Purpose
2	Date of inspection	06.12.2023
3	Name of the owner/ owners	Shri. Manish Chamanlal Rathod
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. 303, 3 rd Floor, Wing – C, “Lavender”, Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India Contact Person: Paras Rathod (Son) Contact No.: 9823625790
6	Location, street, ward no	Bhiwandi – Wada Road
	Survey/ Plot no. of land	Survey No. 141, Hissa No. 2, Survey No. 142, Hissa No. 1 & Others of Village - Kamatghar
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. = 992.00 Cupboard Area = 19.00 Balcony Area = 96.00 (Area as per Measurement) Carpet Area in Sq. Ft. = 993.00 (Area as per Agreement for Sale)

		Built-up Area in Sq. Ft. = 1092.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Bhiwandi – Wada Road
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 BNCMC 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	₹ 10,500.00 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 2022 (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, Mulund (East) Branch to assess fair market value as on 08.12.2023 for Residential Flat No. 303, 3rd Floor, Wing – C, "Lavender", Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India belongs **Shri. Manish Chamanlal Rathod**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 16.06.2015
2	Copy of Occupancy Certificate No. Case No. 23 / 2012 – 2013 / Tharav No. N.R.V. / 2053 / dated 30.06.2022 issued by Bhiwandi Nizampur City Municipal Corporation

LOCATION:

The said building is located on Survey No. 141, Hissa No. 2, Survey No. 142, Hissa No. 1 & Others of Village – Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane. The property falls in Residential Zone. It is at a travelling distance of 1.7 Km. travelling distance from Bhiwandi Road railway station.

BUILDING:

The building under reference is having Stilt + 7 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for residential purpose. 3rd Floor is having 4 Residential Flats. The building has 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 3rd floor. The composition of residential flat is having 2 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 08th December 2023

The Carpet Area of the Residential Flat	:	993.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 Years
Cost of Construction	:	1,092.00 X 2,800.00 = ₹ 30,57,600.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 34,300.00 per Sq. M. i.e. ₹ 3,187.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,000.00 per Sq. Ft.
Value of property as on 08.12.2023	:	993.00 Sq. Ft. X ₹ 5,000.00 = ₹ 49,65,000.00

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

Fair value of the property as on 25.08.2025	:	₹ 49,65,000.00
Total Value of the property	:	₹ 49,65,000.00
The realizable value of the property	:	₹ 44,68,500.00
Distress value of the property	:	₹ 39,72,000.00
Insurable value of the property	:	₹ 30,57,600.00
Guideline value of the property	:	₹ 34,80,204.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3rd Floor, Wing – C, "Lavender", Jainam Greens, Village - Kamatghar, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India for this particular purpose at **₹ 49,65,000.00 (Rupees Forty Nine Lakhs Sixty Five Thousand Only)**.

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 **08th December 2023 is ₹ 49,65,000.00 (Rupees Forty Nine Lakhs Sixty Five 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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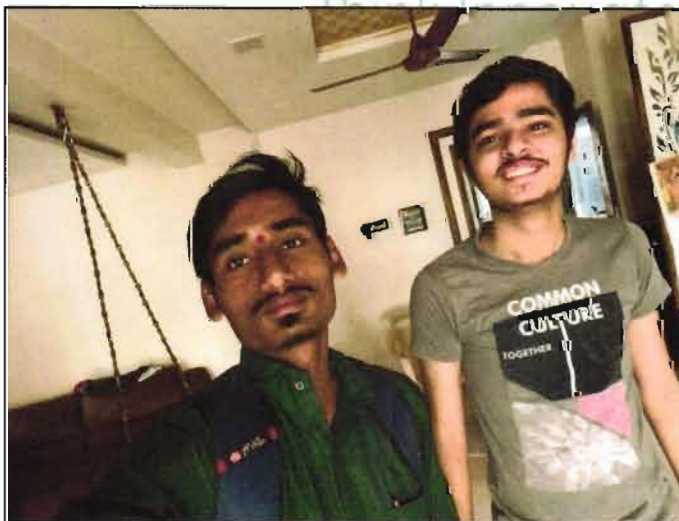
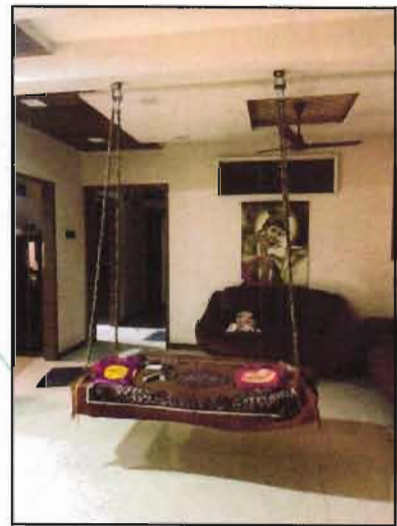
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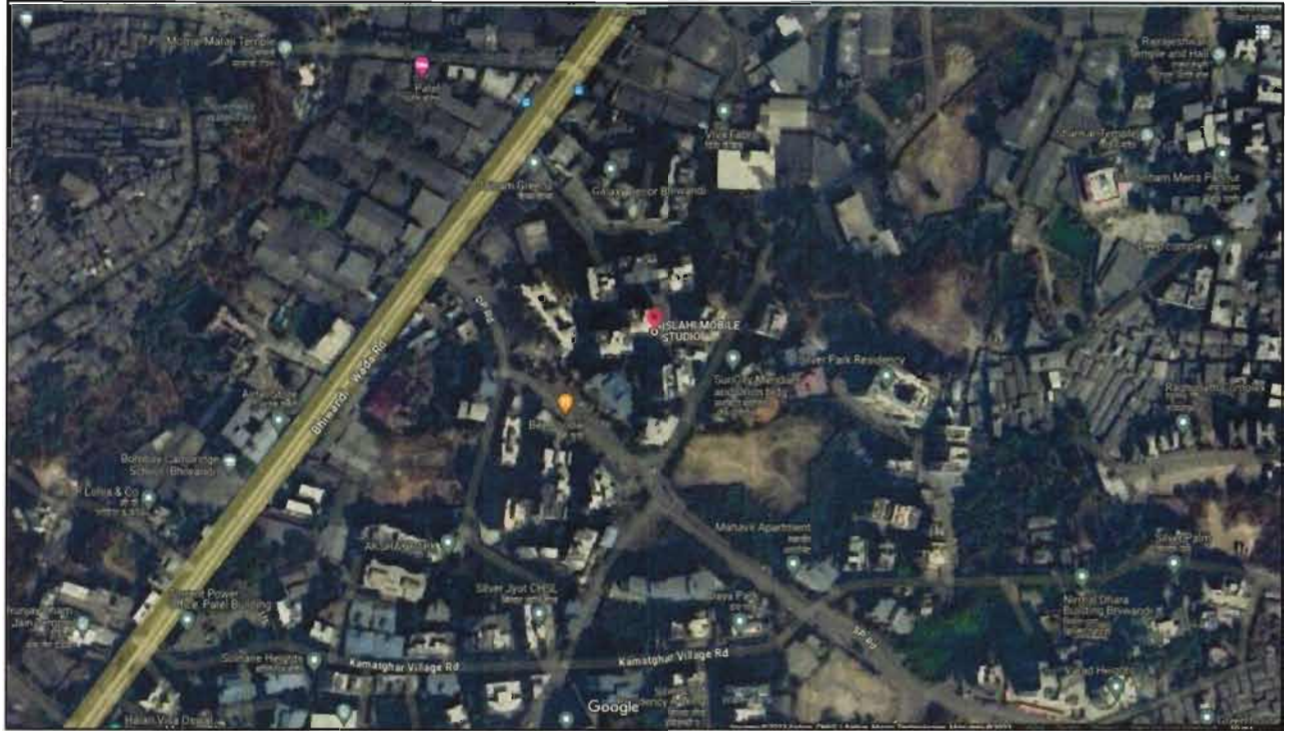
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	59 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
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.	
15	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles 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°16'46.2"N 73°02'55.5"E


Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 1.7 Km.)

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: Bhiwandi

Select Village: Gavahe Nas, Kamatghar (Bhiwandi Niz)

Search By: Survey No. Location

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
9/77.वॉर्ड क्र. S-24) कामतघर सर्वे क्रमांक	7400	34300	39500	42900	39500	चौ मीटर	सर्वेक्षण नंबर

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Sales Instances

4341232 06-12-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office.	सूची क्र.2	पुस्तक निबंधक : सह दु.नि.मिठंठी 3 दस्ता क्रमांक : 4541 2023 नेदणी Regn-63m
गावाचे नाव : कामतघर		
(1)प्लॉट/खण्डा प्रकार	सेल सर्टिफिकेट	
(2)मिळदस्ता	4350000	
(3) भावाभवात/भांडोवरात/पाया बाबतिलयात/आर अकारणी देता की घटवरात ले मगूद करावे	3750104.75	
(4) मू.मान,पोलीस/ व परकामांक, अलयांक:	1) पालिकेचे नाव मिठंठी-निजामपूर मनपाकरत वार्डन , इतर माहिती: इतर माहिती: पालिकेचे नाव : मिठंठी निजामपूर मनपा इतर वार्डन , इतर माहिती: मोठे कामतघर,ता.लुका मिठंठी,जिल्हा ठाणे पेथील सर्व्हे नंबर 141 हिस्सा नंबर 2 पैकी, सर्व्हे नंबर 41 व 142 हिस्सा नंबर 11 पैकी/या विनमोती जमीन मिल्कत वरील सदनिका क्र. 403,क्षेत्र 966 चौरस फूट म्हणजे 89.76 चौरस मीटर,कारपेट क्षेत्र/व टेरस क्षेत्र 69.00 चौरस फूट म्हणजे 6.41चौरस मीटर अशी बांधीय मिल्कत.((Survey Number : 141 2पैकी), 41 व 142 1पैकी.))	
(5) क्षेत्रफळ	89.76 चौ.मीटर	
(6)अकारणी किंवा बुडी देण्यात असेल काय?		
(7) दस्तऐवज करन देणा-या विद्वान ठेवला-या पत्रकाराचे नाव किंवा दिवाणी न्यायालय/वा हुकुमनामा किंवा अदालत अलयांक,प्रतिबंधिते नाव व पत्ता	1) नाव -आर.सुख बॉ.ओपरेटिव बँक लिमिटेड हाके अतिरिक्त खातेदारांनी अधिपतर सुनिता राजकादूर सिंह, सव- पत्ता -व्हॉट नं. 503, माळा नं. , इमारतीचे नाव : कामतघर टाकूत भवन, बॉकि नं. , रोड नं. अण्णासाहेब मराठे मार्ग, इन्भोटी, महाराष्ट्र, मुम्बई, पिन कोड -400025 पिन नं. -AASAT44992	
(8)दस्तऐवज करन देणा-या मंडळाच्या व किंवा दिवाणी न्यायालय/वा हुकुमनामा किंवा अदालत अलयांक,प्रतिबंधिते नाव व पत्ता	1) नाव -वॉलर अण्णेतिक प्रसाद सेव्हिण्डा वॉर-33, पत्ता -व्हॉट नं. घर नं. 199, माळा नं. पॉलीस मळा, इमारतीचे नाव : विनीयडा, बॉकि नं. पत्ता लॉकल प्रॉब्लेम रोड नं. कालोरी, महाराष्ट्र, ठाणे. पिन कोड-421308 पिन नं. -AIDM12112 2) नाव -नीलम वॉलर सेव्हिण्डा वॉर-32, पत्ता -व्हॉट नं. घर नं. 199, माळा नं. पॉलीस मळा, इमारतीचे नाव : सेव्हिण्डा, बॉकि नं. पत्ता लॉकल प्रॉब्लेम रोड नं. कालोरी, महाराष्ट्र, ठाणे. पिन कोड-421308 पिन नं. -AQLPL1884	
(9) दस्तऐवज करन दिवण्या दिनांक	21.06.2023	
(10)दस्ता नोंदणी दिवण्या दिनांक	21.06.2023	
(11)अनुक्रम/का.का. व फूट	4541 2023	
(12)भावाभवात/भांडोवरात मुद्रांक शुल्क	304500	
(13)भावाभवात/भांडोवरात नोंदणी शुल्क	30000	
(14)नोंद		
मुद्रांक/नोंदणी विषयात कोणतेही तपशील:-		
मुद्रांक शुल्क अकारणाने मिळालेला अनुबंध :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

192281 06-12-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office.	सूची क्र.2	पुस्तक निबंधक : दु.नि.मिठंठी 1 दस्ता क्रमांक : 3922 2023 नेदणी Regn-63m
गावाचे नाव : कामतघर		
(1)प्लॉट/खण्डा प्रकार	करारनामा	
(2)मिळदस्ता	3000000	
(3) भावाभवात/भांडोवरात/पाया बाबतिलयात/आर अकारणी देता की घटवरात ले मगूद करावे	2578313.85	
(4) मू.मान,पोलीस/ व परकामांक, अलयांक:	1) पालिकेचे नाव मिठंठी-निजामपूर मनपाकरत वार्डन , इतर माहिती: मोठे कामतघर,ता.लुका मिठंठी,जिल्हा ठाणे पेथील सर्व्हे नंबर 141 हिस्सा नंबर 2 पैकी, या विनमोती जमीन मिल्कत वरील म्यु. घर नं. 1516,कामतघर वी रघुनाथ को.ओप.हीसिंग सोसायटी या विरुद्धीगिचे सी विंग मधील पाचव्या मजल्यावरील सदनिका क्र. 503 म्यु. घर नं. 1516 सी 503,कामतघर अशी मिल्कत एकूण कार्पेट क्षेत्र 642.00 चौरस फूट म्हणजेच 59.66 चौ.मी. (MILKAT NUMBER : म्यु. घर नं. 1516 सी 503, कामतघर : Survey Number : 141 2पैकी.))	
(5) क्षेत्रफळ	71.592 चौ फूट	
(6)अकारणी किंवा बुडी देण्यात असेल काय?		
(7) दस्तऐवज करन देणा-या विद्वान ठेवला-या पत्रकाराचे नाव किंवा दिवाणी न्यायालय/वा हुकुमनामा किंवा अदालत अलयांक,प्रतिबंधिते नाव व पत्ता	1) नाव -मिळकतुमार उलगावेंत वॉर वॉर-38 पत्ता -व्हॉट नं. , माळा नं. , इमारतीचे नाव : , बॉकि नं. , रोड नं. 1516 सी, व्हॉट नं. 503, पाचवा मजला, वी रघुनाथ को.ओप हीसिंग सोसायटी, कामतघर, मिठंठी, जि.ठा. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -421308 पिन नं. -ASLPS5421 2) नाव -अनूप उर्फ मुळकतुमार विठ्ठलकृष्ण वॉर उर्फ वॉर-32 पत्ता -व्हॉट नं. , माळा नं. , इमारतीचे नाव : , बॉकि नं. , रोड नं. 1115 सी, व्हॉट नं. 501, पाचवा मजला, वी रघुनाथ को.ओप हीसिंग सोसायटी, कामतघर, मिठंठी, जि.ठा. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -421308 पिन नं. -ABKPT4898	
(8)दस्तऐवज करन देणा-या मंडळाच्या व किंवा दिवाणी न्यायालय/वा हुकुमनामा किंवा अदालत अलयांक,प्रतिबंधिते नाव व पत्ता	1) नाव -अमथ हुसमखानात वॉर वॉर-21, पत्ता -व्हॉट नं. , माळा नं. , इमारतीचे नाव : , बॉकि नं. , रोड नं. 519, एम.टी.दर्शन विल्डिंग, हिस्सा मजला, सभ नं. 304, सभाग पाडा रोड, कोकरवाडा, मिठंठी, जि.ठा. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -421308 पिन नं. -AZAP121111 2) नाव -गुणवती हुसमखान वॉर वॉर-32, पत्ता -व्हॉट नं. , माळा नं. , इमारतीचे नाव : , बॉकि नं. , रोड नं. 119, एम.टी.दर्शन विल्डिंग, हिस्सा मजला, सभ नं. 304, सभाग पाडा रोड, कोकरवाडा, मिठंठी, जि.ठा. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -421308 पिन नं. -AQA784898	
(9) दस्तऐवज करन दिवण्या दिनांक	23.03.2023	
(10)दस्ता नोंदणी दिवण्या दिनांक	23.03.2023	
(11)अनुक्रम/का.का. व फूट	3922 2023	
(12)भावाभवात/भांडोवरात मुद्रांक शुल्क	210000	
(13)भावाभवात/भांडोवरात नोंदणी शुल्क	30000	
(14)नोंद		
मुद्रांक/नोंदणी विषयात कोणतेही तपशील:-		
मुद्रांक शुल्क अकारणाने मिळालेला अनुबंध :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instances

सूची क्र.2		दुकान नंबर: सह दु.नि.मि.वंडी 2
1025761 06-12-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.		दस्ता क्रमांक : 5654/2023 नंदाजी - Rajgh 63m
गावाचे नाव : कामतघर		
(1) विवेकाचा प्रकार	सेल सर्टिफिकेट	
(2) मूल्य	5590000	
(3) बाजारभावा/भोटेवटकाची बाबतिलगतदस्ता आकारणी देतो की परदेशीर ते नमुद कराये)	4616042.55	
(4) मू.मामल.पेटेडिसा व पत्रकनंभ/असल्यास)	1) पालिकेचे नाव-मि.वंडी-नि.जामपूर मनघडतर वर्णन : द्दतर माहिती: मीजे कामतघर,ता.मुळा मि.वंडी जिल्हा ठाणे येथील सखे नंबर 141 हिस्सनंबर 2(पैकी),सखे नंबर 41 व 142 हिस्सा नंबर 1(पैकी)या जमिनीवरील जैम ग्रीन्स कॉम्प्लेक्स मधील पि.ओ.पी विडिंग,इ-विंग सातव्या मजल्यावरील सदनिका क्र.701,क्षेत्र 1128 चौरस फूट म्हणजेच 104.83 चौरस मीटर(कारपेट क्षेत्र देरस क्षेत्र 64.00 चौरस फूट म्हणजेच 5.95 चौरस मीटर.) (Survey Number : सखे नंबर 141 हिस्सनंबर 2(पैकी), सखे नंबर 41 व 142 हिस्सा नंबर 1(पैकी);)	
(5) क्षेत्रफळ	104.83 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात आलेले तपस.		
(7) दस्तऐवज बनव देण्या.वा तिपुन देण्या.वा पत्रकारणे नाव किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदालत अंतर्गत प्रतिकारिचे नाव व पत्र.	1) नाव-सुरेश ना. अंबेडकर वीर विनिदेव हार्ने अविभक्त साधनीकाली अविभक्त अविभक्त वि.मि.मि.मु.वंडी वर-44 पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. इमारत/अवकाश भवन- 653 अय्यालगाव मराठे वर्ण, दमोदरी भुईर्, म्हापट्ट, मुम्बई, पिन कोड-400025 पिन नं. -AABAT49990	
(8)दस्तऐवज बनव देण्या.वा पत्रकारणे व किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदालत अंतर्गत प्रतिकारिचे नाव व पत्र.	2) नाव-विठ्ठल म्हापट्ट मीन वर-48, पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. इमारत नं. 557, इ. 502, पुणेदेव वीर, आदर्श पार्क रोड, बाजार अली, अको नगरव्या मर्ने, मि.वंडी, जिल्हा ठाणे, म्हापट्ट, ठाणे पिन कोड-421302 पिन नं. -ADPAB4200 2) नाव-सुरेश, मांभुती वर-36, पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. इमारत नं. 557, इ. 502, पुणेदेव वीर, आदर्श पार्क रोड, बाजार अली, अको नगरव्या मर्ने, मि.वंडी, जिल्हा ठाणे, म्हापट्ट, ठाणे पिन कोड-421302 पिन नं. -AZKPM4441	
(9) दस्तऐवज बनव दिव्याव दिनांक	21/04/2023	
(10)दस्ता नोंदणी केण्याव दिनांक	24/04/2023	
(11)अनुमतीक सोंड व पत्र	5654/2023	
(12)बाजारभावाप्रमाणे मुळाक मुलक	388500	
(13)बाजारभावाप्रमाणे नोंदणी मुलक	30000	
(14)टीप		
मुम्बई-महाश्री विचाराव फार्लेस तपसील -		
मुळाक मुलक आकारणाव निवडणीस अनुषंठे -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

सूची क्र.2		दुकान नंबर: दु.नि. मि.वंडी 1
1025761 06-12-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.		दस्ता क्रमांक : 10257/2023 नंदाजी - Rajgh 63m
गावाचे नाव : कामतघर		
(1) विवेकाचा प्रकार	अॅप्रीमेट टू सेल	
(2) मूल्य	4500000	
(3) बाजारभावा/भोटेवटकाची बाबतिलगतदस्ता आकारणी देतो की परदेशीर ते नमुद कराये)	3849016	
(4) मू.मामल.पेटेडिसा व पत्रकनंभ/असल्यास)	1) पालिकेचे नाव-मि.वंडी-नि.जामपूर मनघडतर वर्णन : द्दतर माहिती: मीजे कामतघर,ता.मुळा मि.वंडी जिल्हा ठाणे येथील सखे नं. 41,142 पैकी व 141 पैकी या जागेवरील जैम ग्रीन्स मधील पी.ओ.पी विडिंग मधील विंग ई मधील विसऱ्या मजल्यावरील सदनिका नं. 304 क्षेत्र 984.00 चौ. फूट म्हणजेच 91.45 चौ. मीटर कारपेट व वटाविसा क्षेत्र 256.00 चौ. फूट म्हणजेच 23.79 चौ. मीटर एकूण 1,240.00 चौ. फूट म्हणजेच 115.24 चौ. मीटर बांधीव. (Survey Number : 41,142 पैकी व 141 पैकी ;)	
(5) क्षेत्रफळ	115.24 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात आलेले तपस.		
(7) दस्तऐवज बनव देण्या.वा तिपुन देण्या.वा पत्रकारणे नाव किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदालत अंतर्गत प्रतिकारिचे नाव व पत्र.	1) नाव-अविन शरद वर-82 पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. 301, कविताकुण आवा रोड देव्हे व्हेसन बाजार अंतु पत्रा मि.वंडी वि. ठाणे, म्हापट्ट, ठाणे पिन कोड-421302 पिन नं. -ADPAB420000	
(8)दस्तऐवज बनव देण्या.वा पत्रकारणे व किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदालत अंतर्गत प्रतिकारिचे नाव व पत्र.	1) नाव-मीन विठ्ठल सायल वर-27 पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. एच नं. 1110, इ विंग 201, केलास दर्शन विडिंग, नाचणी अला रोड, एनकेटी अर्जुन बाजार, अंतु पत्रा मि.वंडी, वि. ठाणे, म्हापट्ट, ठाणे पिन कोड-421302 पिन नं. -EXEP68182E 2) नाव-विठ्ठल शंकरल सायल वर-51, पत्रा-व्हॉट नं. - माला नं. - इमारतीचे नाव - , बॉक नं. - रोड नं. एच नं. 1110, इ विंग 201, केलास दर्शन विडिंग, नाचणी अला रोड, एनकेटी अर्जुन बाजार, अंतु पत्रा मि.वंडी, वि. ठाणे, म्हापट्ट, ठाणे पिन कोड-421302 पिन नं. -AKMP56799N	
(9) दस्तऐवज बनव दिव्याव दिनांक	17/07/2023	
(10)दस्ता नोंदणी केण्याव दिनांक	18/07/2023	
(11)अनुमतीक सोंड व पत्र	10257/2023	
(12)बाजारभावाप्रमाणे मुळाक मुलक	315000	
(13)बाजारभावाप्रमाणे नोंदणी मुलक	30000	
(14)टीप		
मुम्बई-महाश्री विचाराव फार्लेस तपसील -		
मुळाक मुलक आकारणाव निवडणीस अनुषंठे -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th December 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 ₹ **49,65,000.00 (Rupees Forty Nine Lakhs Sixty Five Thousand Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manojbaburao@vastukala.com, c=IN, postalCode=400009, st=Maharashtra,
serialNumber=41, dnQualifier=chalikwar, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.08 12:46:52 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create