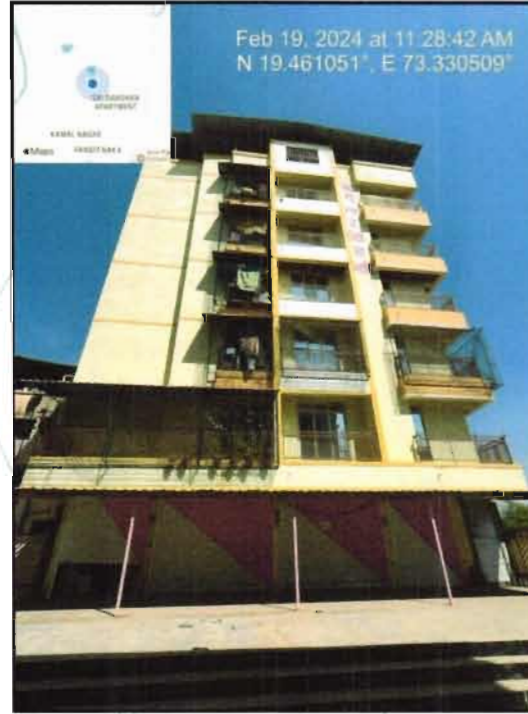


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Netra Namdev Sokande & Kaushik Namdev Sokande**

Residential Flat No. 503, 5<sup>th</sup> Floor, "Yamuna Residency", Plot No. 7,8, 20 & 21, Near J D House Project,  
Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601,  
State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude - 19°27'40.3"N 73°19'50.3"E

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Branch**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra,  
Country - India. State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Yamuna Residency", Plot No. 7,8, 20 & 21, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601, State – Maharashtra, Country – India belongs to **Netra Namdev Sokande & Kaushik Namdev Sokande**.

### **Boundaries of the property.**

North	:	Awani Apartment
South	:	Internal Road
East	:	Open Plot & J D House Project
West	:	Open Plot

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 **₹ 38,35,200.00 (Rupees Thirty-Eight Lakh Thirty-Five Thousand Two Hundred 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  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.20 18:18:55 +05'30'

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	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 Report of Residential Flat No. 503, 5<sup>th</sup> Floor, "Yamuna Residency", Plot No. 7,8, 20 & 21, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601, 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 20.02.2024 for Bank Loan Purpose
2	Date of inspection	19.02.2024
3	Name of the owner/ owners	<b>Netra Namdev Sokande &amp; Kaushik Namdev Sokande</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 shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 503, 5 <sup>th</sup> Floor, "Yamuna Residency", Plot No. 7,8, 20 & 21, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jitesh Khandoge (Tenant) Contact No. 9011186894
6	Location, street, ward no	Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane
	Survey/ Plot no. of land	Surevy No. 135, 136, Plot No. 7, 8, 20 & 21 of Village – Cherpoli
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. = 608.00 Flowerbed Area in Sq. Ft. = 81.00 Total Carpet Area in Sq. Ft. = 689.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 752.00</b> <b>(Area as per Agreement for Sale)</b>

		<p>Built Up Area in Sq. Ft. = 902.00 (Carpet Area + 20%)</p> <p><b>All the above areas are within 9% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</b></p>
13	Roads, Streets or lanes on which the land is abutting	Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane.
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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?	Tenant Occupied - Mr. Jitesh Khandoge

	If the property owner occupied, specify portion and extent of area under owner-occupation	Occupied Since – Last 4 Months
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local 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 Present 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	As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
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 – 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.
<b>Remark:</b>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 20.02.2024 for Residential Flat No. 503, 5<sup>th</sup> Floor, “Yamuna Residency”, Plot No. 7,8, 20 & 21, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601, State – Maharashtra, Country – India belongs to **Netra Namdev Sokande & Kaushik Namdev Sokande.**

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

1	Copy of Agreement for Sale dated 12.09.2023 between Sai Datta Enterprises (The Developers) And Netra Namdev Sokande & Kaushik Namdev Sokande (The Purchaser's).
2	Copy of Occupancy Certificate No. Revenue / K-1 / T-11 / OC Certificate / SR-28 / 2022 dated 29.09.2022 issue by Sub District Officer, Thane

**LOCATION:**

The said building is located at Survey No. 135, 136, Plot No. 7, 8, 20 & 21 of Village – Cherpoli, Taluka – Shahapur, District – Thane. The property falls in Residential Zone. It is at a travelling distance 4.00 Km. from Asangaon railway station.

**BUILDING:**

The building under reference is having Ground + 5<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 is used for residential purpose. 5<sup>th</sup> Floor is having 4 Residential Flats. The 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 + Flowerbed Area (i.e., **2BHK + 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 20<sup>th</sup> February 2024**

The Carpet Area of the Residential Flat	:	752.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	902.00 X 2,500.00 = ₹ 22,55,000.00
Depreciation $\{(100-10) \times 2 / 60\}$	:	N.A., as the property age is below 5 years
Amount of depreciation	:	N.A., as the property age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,270.00 per Sq. M. i.e., ₹ 3,648.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is below 5 years
Prevailing market rate	:	₹ 5,100.00 per Sq. Ft.
<b>Value of property as on 20.02.2024</b>	:	<b>752.00 Sq. Ft. X ₹ 5,100.00 = ₹ 38,35,200.00</b>

(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 20.02.2024	:	₹ 38,35,200.00
Total Value of the property	:	₹ 38,35,200.00
The realizable value of the property	:	₹ 34,51,680.00
Distress value of the property	:	₹ 30,68,160.00
Insurable value of the property (902.00 X 2,500.00)	:	₹ 22,55,000.00
Guideline value of the property (902.00 X 3,648.00)	:	₹ 32,90,496.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5th Floor, "Yamuna Residency", Plot No. 7,8, 20 & 21, Near J D House Project, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN – 421 601, State – Maharashtra, Country – India for this particular purpose at ₹ **38,35,200.00 (Rupees Thirty-Eight Lakh Thirty-Five Thousand Two Hundred Only)** as on **20<sup>th</sup> February 2024**.

**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 **20<sup>th</sup> February 2024 is ₹ 38,35,200.00 (Rupees Thirty-Eight Lakh Thirty-Five Thousand Two Hundred 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:

Think.Innovate.Create



**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 <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	2022 (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	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	Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°27'40.3"N 73°19'50.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Asangaon – 4 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: Shahapur

Select Village: Cherapoli

Search By:  Survey No.  Location

Select Location:

Select	सिनेस नं.	अधिकारी	दर	एकक (Sq. Ft.)
SurveyNo	12/12.1	12.1-नाशिक	3100	चौरस मीटर
SurveyNo	27/27.3	27.3-पुणे व जी.सी.	84200	चौरस मीटर
SurveyNo	27/27.2	27.2-महाराष्ट्रमार्गविकास मंत्रालय	38500	चौरस मीटर
SurveyNo	27/27.1	27.1-महाराष्ट्र व जी.सी.	37400	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	37,400.00			
Increase by 05% on Flat Located on 5 <sup>th</sup> Floor	1,870.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>39,270.00</b>	<b>Sq. Mtr.</b>	<b>3,648.00</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)	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	Ceased 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

**JD Park**  
By JD Housing LLP in Shahapur

**₹21 L onwards** Request a Call Back

**OVERVIEW** LOCATION BUY RENT

**Gallery**

**1.2 BHK**  
390 - 645 sq.ft.  
Price Range: ₹ 21 L - 29.44 L  
Possession: Mar-2024 (Ongoing)  
Property Type: Apartment  
REERA ID: P5170081806

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans	Live-in Ten
1 BHK Apartment <small>Availability: Yes</small>	NA	390 - 460 sq.ft. <small>(34.31 - 42.14 sq.m)</small>	₹ 17.80 L - 21 L	NA	NA
2 BHK Apartment <small>Availability: Sold out</small>	NA	645 sq.ft. <small>(59.93 sq.m)</small>	₹ 29.44 L	NA	NA

**JD Park**  
₹17.93 L - 27.86 L | 14.62 K sq.ft.  
EMI starts at ₹148 L

**1.2 BHK Apartments**  
Comparisons

Apr 2024  
Possession Starts

₹4.62 K/sq.ft.  
Avg Price

588.00 sq.ft. - 603.00 sq.ft.  
Carpet Area  
Show

## Sale Instance

1777168 09/03/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक दु.नि शहापुर दस्त क्रमांक 4777-2022 नोंदणी Regn:63m
<b>गावाचे नाव : चेरपोली</b>		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	2000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1965000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग प्रभावक्षेत्र)मौजे चेरपोली.ता. शहापूर येथील बिनशेती ग.नं. 135+136 अ.प्लॉट नं. 7,8,20,21 यावरील यमुना रेसीडेन्सी इमारतीमधील चौथ्या मजल्यावरील निवासी सदनिका क्र. 404,क्षेत्र 471 चौ.फूट कारपेट( ( Plot Number : - : ) )	
(5) क्षेत्रफळ	471 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून घेणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव- श्री साईदता एंटरप्रायजेस लॉफे भागीदार श्री प्रवीण श्रीधर गुजरे - वय -58 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. रा ए-100, श्रीरंग सोसायटी , कॅसल मिल सर्कलजवळ, ठाणे प. जि ठाणे, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -400601 पॅन नं. -AEDFS2913K 2) नाव- मा. देणार श्री हृषीकेश अजित पातकर यांचे लॉफे रजिस्टर्ड कुमु. सी प्रतिभा अजित पातकर - वय -60 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. रा सदनिका क्र. 203/204, दुसरा मजला, गीळकंठ पुजा, हिंदू कॉलनी, कर्वे हॉस्पिटल समोर, कोपरी बाग समोर, कोपरी पू. ठाणे, जि ठाणे, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -400603 पॅन नं. -ANEPP6720H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- तेजस अविनाश घडशी - वय -23, पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. बीडीडी चाळ नं. 35, रुम नं. 27, डा. जी एम भोसले मार्ग, वरळी दूरदर्शनजवळ, वरळी, मुंबई, रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड -400018 पॅन नं. -DCEPG1349K	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	28/10/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	4777-2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Sale Instance

5137108 09/03/2023 Note :-Generated Through eSearch Module, For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. शहापुर दस्त क्रमांक 5137/2022 नोंदणी : Regn.63m
<b>गावाचे नाव : चेरपोली</b>		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	2500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	1684000	
(4) भू.मापन फोटोहिस्सा व घरक्रमांक, असल्यास	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग प्रभावक्षेत्र)मौजे चेरपोली,ता. शहापूर येथील बिनशेती ग.नं. 135+136 अ.प्लॉट नं. 7,8,20,21 यावरील यमुना रेसीडेन्सी इमारतीमधील चौथ्या मजल्यावरील निवासी सदनिका क्र.401.क्षेत्र 471 चौ फूट कारपेट( ( Plot Number : - : ) )	
(5) क्षेत्रफळ	471.00 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-श्री साईदत्ता एंटरप्रायजेस तर्फे भागीदार श्री प्रवीण श्रीधर गुजरे .- वय-58 पत्ता -प्लॉट नं ., माळा नं .- इमारतीचे नाव .- ब्लॉक नं रा ए/100, श्रीरंग सोसायटी, कॅसल मिल सर्कलजवळ, ठाणे प. जि. ठाणे, रोड नं .- , महाराष्ट्र, ठाणे पिन कोड -400601 पॅन नं -ABDFS2913K	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-अरुण शांताराम भुसारे वय-44, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव .- ब्लॉक नं रा मु खोस्ते, पी तानसा, ता शहापूर, जि ठाणे, रोड नं .- , महाराष्ट्र, ठाणे पिन कोड.-421601 पॅन नं - ALWPE8646G	
(9) दस्तावेज करून दिल्याचा दिनांक	22/11/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2022	
(11) अनुक्रमांक खंड व पृष्ठ	5137/2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	150000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	25000	
(14) शेर		
मुख्य किनासाठी विचारात घेतलेला तपशील-		
मुद्रांक शुल्क आकरताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



ThinkInnovate.Create

### Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **20<sup>th</sup> February 2024**.

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 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 ₹ 38,35,200.00 (Rupees Thirty-Eight Lakh Thirty-Five Thousand Two Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumba  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.20 18:19:10 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create