

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rajendra J. Shah (HUF)**

Residential Flat No. 002, Ground Floor, Building No. A4, "**Orchid Co-Op. Hsg. Soc. Ltd.**", Royal City,
Village – Kalambe, Asangaon (East), Taluka – Shahapur, District – Thane,
PIN - 421 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'20.9"N 73°19'19.4"E

Intended Users:

Cosmos Bank

Zaveri Bazar


19/21, Cosmos Bank Building, Vithalwadi Zaveri Bazar, Mumbai – 400 002,
State - Maharashtra, Country – India.

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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
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Valuation Report / Cosmos Bank / Zaveri Bazar Branch / Mr. Rajendra J. Shah (HUF) (007624/2306412) Page 2 of 18

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Vastu/Mumbai/05/2024/007624/2306412
22/04-272-PRSK
Date: 22.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 002, Ground Floor, Building No. A4, "**Orchid Co-Op. Hsg. Soc. Ltd.**", Royal City, Village – Kalambhe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601, State – Maharashtra, Country – India belongs to **Mr. Rajendra J. Shah (HUF)**.

Boundaries of the property

North : Internal Road
South : Open Plot
East : Building No. A5
West : Building No. A3

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 ₹ **25,50,000.00 (Rupees Twenty Five Lakh Fifty 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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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**Valuation Report of Residential Flat No. 002, Ground Floor, Building No. A4, "Orchid Co-Op. Hsg. Soc. Ltd.",
Royal City, Village – Kalambhe, Asangaon (East), 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 22.05.2024 for Bank Loan Purpose
2	Date of inspection	22.03.2024
3	Name of the owner/ owners	Mr. Rajendra J. Shah (HUF)
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. 002, Ground Floor, Building No. A4, "Orchid Co-Op. Hsg. Soc. Ltd.", Royal City, Village – Kalambhe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601, State – Maharashtra, Country – India. Contact Person: Mr. Sagar Jadhav (Builder's Person) Contact No. 8262822337
6	Location, street, ward no	Royal City, Village – Kalambhe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601
	Survey/ Plot No. of land	Gat No. 206(Part) & 216 of Village Kalambhe
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. = 501.00 Balcony Area in Sq. Ft. = 55.00 Garden Area in Sq. Ft. = 1,241.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 510.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 561.00 (RERA Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Royal City, Village – Kalambe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601
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?	Vacant
	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 local 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	₹ 5,500.00 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	N. A.

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p>Remark:</p> <ol style="list-style-type: none"> 1. As per site inspection, Actual Carpet Area 1,797.00 Sq. Ft. (Including Balcony is 55.00 Sq. Ft. & Garden Area is 1,241.00) is more than RERA Carpet Area 510.00 Sq. Ft. mentioned in the documents provided to us. 2. We have not considered the Garden area for valuation purpose as same has not been mentioned in the agreement. Also approved building plan for the same is not available for verification. 3. For the purpose of valuation, we have considered the area as per agreement for sale. 	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 22.05.2024 for Residential Flat No. 002, Ground Floor, Building No. A4, "Orchid Co-Op. Hsg. Soc. Ltd.", Royal City, Village – Kalambe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601, State – Maharashtra, Country – India belongs to **Mr. Rajendra J. Shah (HUF)**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 26.04.2018 Between M/s. Royale Urbanspace LLP (The Promoters) and Mr. Rajendra J. Shah (HUF) (The Purchaser).
2	Copy of Commencement Certificate No. BSP / CC / Mouje – Kalambe / Taluka – Shahapur / SS Thane / 2094 dated 23/08/2013 issued by Town Planner, Thane.

LOCATION:

The said building is located at Gat No. 206(Part) & 216 of Village Kalambe. The property falls in Residential Zone. It is at a travelling distance of 2.1 Km. from Asangaon railway station.

BUILDING:

The building under reference is having Part Ground & Part Stilt + 3rd (Part) Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Normal. The building is used for residential purpose. Ground Floor is having 2 Residential Flats. Building is having no Lift.



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Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of Living Room + Kitchen + 2 Toilets + Passage + Balcony Area + Garden Area (i.e., **2BHK + 2 Toilets + Garden**). The residential flat is finished by Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 22nd May 2024

The RERA Carpet Area of the Residential Flat	:	510.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (Approx.)
Expected total life of building	:	05 Years
Age of the building as on 2024	:	55 Year
Cost of Construction	:	561.00 X 2,500.00 = ₹ 14,02,500.00
Depreciation $\{(100-10) \times 5 / 60\}$:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 37,300.00 per Sq. M. i.e., ₹ 3,465.00 per Sq. Ft.
Guideline rate (after deprecation)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 5,000.00 per Sq. Ft.
Value of property as on 22.05.2024	:	510.00 Sq. Ft. X ₹ 5,000.00 = ₹ 25,50,000.00

(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 22.05.2024	:	₹ 25,50,000.00
Total Fair Market Value of the property	:	₹ 25,50,000.00
The Realizable value of the property	:	₹ 22,95,000.00
The Distress value of the property	:	₹ 20,40,000.00
Insurable value of the property (561.00 X 2,500.00)	:	₹ 14,02,500.00
Guideline value of the property (561.00 X 3,465.00)	:	₹ 19,43,865.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, Building No. A4, "Orchid Co-Op. Hsg. Soc. Ltd.", Royal City, Village – Kalambe, Asangaon (East), Taluka – Shahapur, District – Thane, PIN - 421 601, State – Maharashtra, Country – India for this particular purpose at **₹ 25,50,000.00 (Rupees Twenty Five Lakh Fifty Thousand Only)** as on **22nd May 2024**.



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NOTES

1. Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **22nd May 2024** is **₹ 25,50,000.00 (Rupees Twenty Five Lakh Fifty 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:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground & Part Stilt + 3rd (Part) Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3	Year of construction	2019 (Approx.)
4	Estimated future life	55 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tile flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
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	No 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

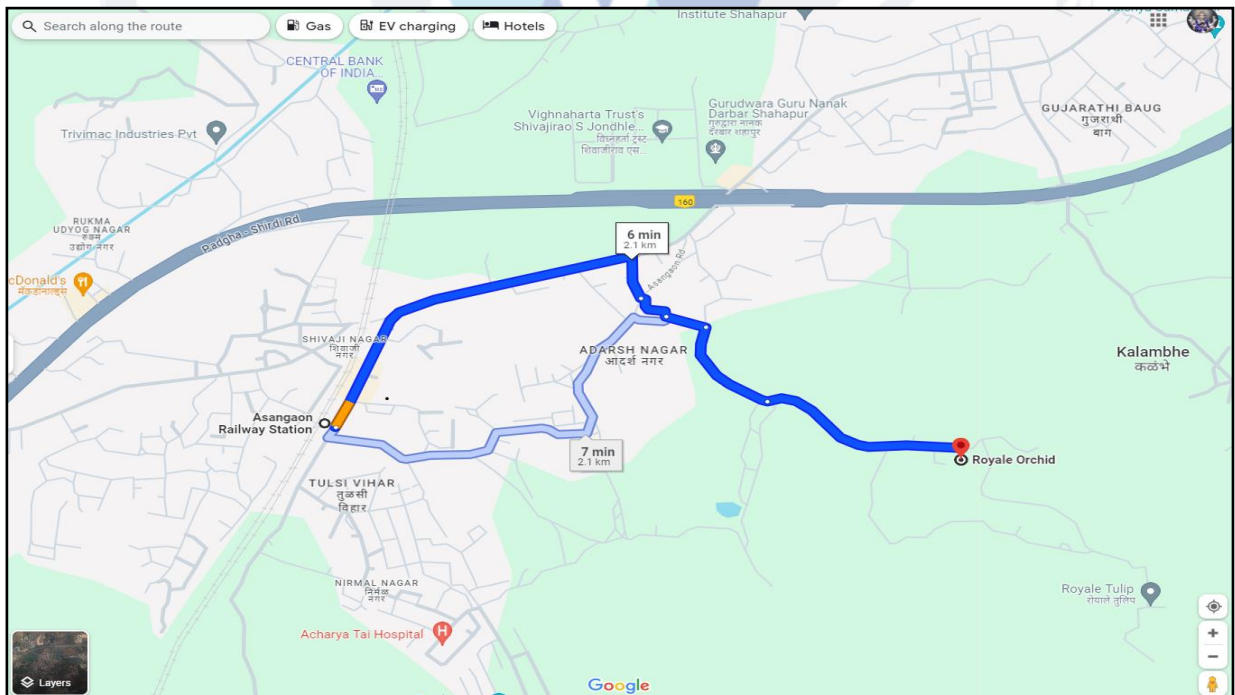
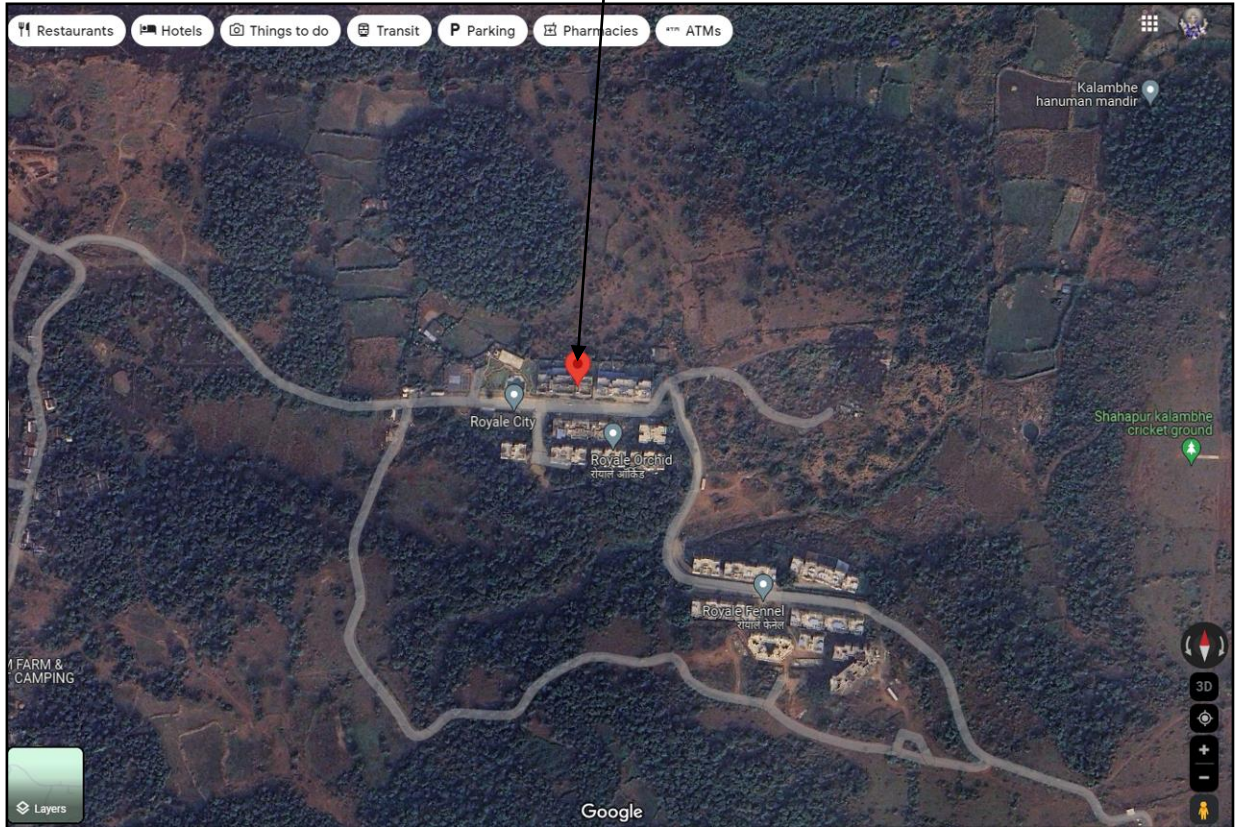


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°26'20.9"N 73°19'19.4"E

Note: The Blue line shows the route to site from nearest railway station (Asangaon – 2.1 Km.)




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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: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Shahapur

Select Village: Kalambhe

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	2590100	हेक्टर
जिरायत शेत जमीन	1.26-2.50	3041500	हेक्टर
जिरायत शेत जमीन	2.51-5.00	3198800	हेक्टर
जिरायत शेत जमीन	5.01-7.50	3393200	हेक्टर
जिरायत शेत जमीन	7.51-10.00	3556500	हेक्टर
जिरायत शेत जमीन	10.01-12.50	3699700	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	4149200	हेक्टर
निवासी	0-0.00	37300	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	37,300.00			
No Reduced by Flat Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	37,300.00	Sq. Mtr.	3,465.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Asangaon > 2 BHK Flats in Asangaon > 20 to 25 Lakh Posted on Feb 29, 2024 | Ready to move

₹35 Lac @ 6,076 per sq.ft.
Estimated EMI ₹27,955

2BHK 2Baths
Flat/Apartment for Sale
in Royale City, Asangaon, Thane

REERA STATUS REGISTERED | Registration No: P51700011790 | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Property (3) | Society (30)

Photos (1/3)

Area

Super Built up area 676 sq.ft. (62.8 sq.m.)

Built Up area: 610 sq.ft. (56.67 sq.m.)

Carpet area: 576 sq.ft. (53.51 sq.m.)

Price

₹35 Lac

@ 6,076 per sq.ft. (All inclusive)

Floor Number

1st of 4 Floors

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies

Address

Royale City
Asangaon, Thane

Facing

West

Property Age

5 to 10 Year Old [View Construction Status](#)

Places nearby
104, Asangaon, Thane View All (15)

Vashind Railway
Mumbai - Agra National Hwy
S S Jondhle College of Pharmacy
Hanuman Mandir
ICICI BANK AT

magicbricks
Login ▾ Post Property FREE

Posted on: May 18, 24 | Property ID: 44833309

Get priority access & benefits with MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹25.0 Lac | EMI - ₹11k | [Can I afford it?](#)

1 BHK Flat For Sale in Royale City, **Asangaon, Beyond Thane**

1 Bed | 2 Baths | 3 Balconies | 1 Covered Parking

<p>Carpet Area</p> <p>350 sqft ₹7143/sqft</p>	<p>Developer</p> <p>Royale Group</p>	<p>Project</p> <p>Royale City</p>
<p>Floor</p> <p>Ground (Out of 4 Floors)</p>	<p>Transaction Type</p> <p>Resale</p>	<p>Status</p> <p>Ready to Move</p>
<p>Facing</p> <p>North - East</p>	<p>Furnished Status</p> <p>Unfurnished</p>	<p>Car Parking</p> <p>1 Covered</p>

Contact Owner
Get Phone No.
Last contact made 119 days ago

More Details

Price Breakup: ₹25 Lac | ₹1,000 Monthly

Address: C-001 Orchid, Royaecity Asangaon, Asangaon, Beyond Thane, Maharashtra

Landmarks: 1.5 KM from Ashangaon Railway Station

Contact Owner

Gaurav Tripathi -91-91XXXXXXX

Get Phone No.

[Download Brochure](#)



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Sales Instance

889408	सूची क्र.2	दुय्यम निबंधक : दु.नि. शहापुर
21-03-2024		दस्त क्रमांक : 889/2023
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : कळभे		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	1450000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1211500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग क्र. 7)मौजे कळभे,ता. शहापूर येथील बिनशेती गट नं. 206/पै.,216 यावरील सॅयल सिटीमधील ऑर्चर्ड बिल्डींग नं. बी3 मधील तिस-या मजल्यावरील सदनिका क्र. 302,क्षेत्र 27.064 चौ. मी. कार्पेट (Plot Number : - ;)	
(5) क्षेत्रफळ	27.064 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनीष भोगीलाल सचदे - - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रा. 46/ब, रुम न. 4, यशोदा निवास, टिळक लेन, कांदीवली व्हीलेज कांदीवली प., मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-CROPS2726L 2): नाव:-संध्या मनीष सचदे - - वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रा. 46/ब, रुम न. 4, यशोदा निवास, टिळक लेन, कांदीवली व्हीलेज कांदीवली प., मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-CROPS2728E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चित्रसेन रामआसरे चौबे - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रा. कमानी ऑईल मील जवळ, जी 2, नेन्सी मुन्सी चाळ, चांदीवली फार्म रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AOUPC3952R 2): नाव:-भारती चित्रसेन चौबे - - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रा. कमानी ऑईल मील जवळ, जी 2, नेन्सी मुन्सी चाळ, चांदीवली फार्म रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	889/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	72600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

Sales Instance

3427408 21-03-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. शहापुर दस्त क्रमांक : 3427/2023 नोदणी : Regn:63m
गावाचे नाव : कळभे		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	1525000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1307500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: (विभाग क्र. 7)मौजे कळभे,ता. शहापूर येथील बिनशेती गट नं. 206 पै व 216 यावरील रॉयल सिटी मधील ऑर्चीड बिल्डींग नं. बी2 मधील पहिल्या मजल्यावरील निवासी सदनिका क्र. 104,क्षेत्र 27.064 चौ.मी. कार्पेट व रेराप्रमाणे क्षेत्र 27.641 चौ.मी. कार्पेट व ओपन बाल्कनी क्षेत्र 4.68 चौ.मी.((GAT NUMBER : 206 पै व 216 ;))	
(5) क्षेत्रफळ	27.641 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. रॉयल अर्बनस्पेस एल एल पी चे ऑथोराईज्ड सिग्नेटरी केकीन एन. सावला व बिमल एम. सेलारका यांचेतर्फे दस्त सादरकर्ते कुमु. केवल बी. गाला वय:-35 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं. 4, तळमजला, रामेश्वर बिल्डिंग, वल्लभ बाग लेन, एच डी एफ सी. बँकेजवळ, घाटकोपर पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAMFR8658M	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन कमलाकर मरचंडे - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. जनता मार्केटजवळ, 3203/111, कन्नमवार नगर2, टागोरनगर, विक्रोळी पू, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AUSPM1448A 2): नाव:-स्वाती सचिन मरचंडे - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. जनता मार्केटजवळ, 3203/111, कन्नमवार नगर2, टागोरनगर, विक्रोळी पू, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ALDPD3422B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/07/2023	
(10)दस्त नोदणी केल्याचा दिनांक	18/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3427/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	76250	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	15250	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd May 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 **₹ 25,50,000.00** (Rupees Twenty Five Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.