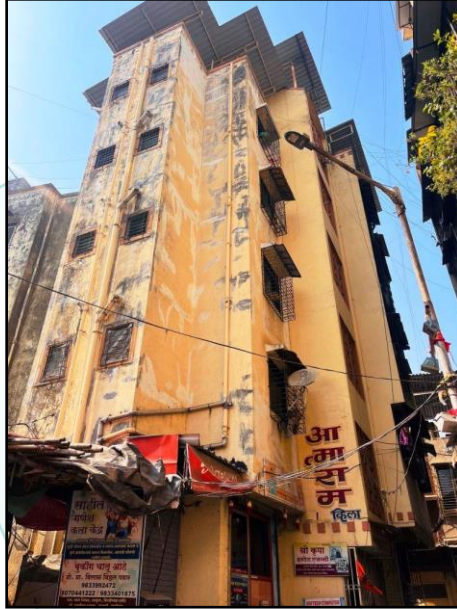


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sudhir Ramesh Patil & Vaishali Sudhir Patil**

Residential Flat No. 401, 4<sup>th</sup> Floor, "Atmaram Villa Co-op. Hsg. Soc. Ltd.", Near Patil Niwas  
Pakhadi, Kharegaon, Kalwa, Taluka & District – Thane, PIN - 400 605  
State - Maharashtra, Country - India.

Latitude Longitude - 19°12'19.2"N 73°00'03.7"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Bazar Gate, Perin Nariman Street, Borabazar Precinct, Ballard Estate, Fort, Mumbai,  
PIN Code – 400 001, 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. 401, 4<sup>th</sup> Floor, "Atmaram Villa Co-op. Hsg. Soc. Ltd.", Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India belongs to **Sudhir Ramesh Patil & Vaishali Sudhir Patil**.

Boundaries of the property.

North	:	Residential Building
South	:	New Rajashree CHSL
East	:	Internal Road
West	:	Residential Building

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 **₹ 22,79,812.00 (Rupees Twenty Two Lakh Seventy Nine Thousand Eight Hundred Twelve 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.**



Think.Innovate.Create

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



### Our Pan India Presence at :

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

Valuation Report of Residential Flat No. 401, 4th Floor, "Atmaram Villa Co-op. Hsg. Soc. Ltd.", Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District - Thane, PIN - 400 605, 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 23.03.2024 for Bank Loan Purpose
2	Date of inspection	22.03.2024
3	Name of the owner/ owners	<b>Sudhir Ramesh Patil &amp; Vaishali Sudhir Patil</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 share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, "Atmaram Villa Co-op. Hsg. Soc. Ltd.", Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mrs. Vaishali Sudhir Patil (Owner)  Contact No.: 9594974423
6	Location, street, ward no	Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District - Thane
7	Survey/ Plot no. of land	CTS NO. 1370 of Village Kalwa
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. = 215.00 (Area as per Actual Site Measurement)  Built-up Area in Sq. Ft. = 315.00 (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District - Thane
14	If freehold or leasehold land	Freehold
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.
	<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?	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	<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	₹ 5,000.00 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?	N.A.
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 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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Construction – 2009 (As per Occupancy

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

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 23.03.2024 for Residential Flat No. 401, 4<sup>th</sup> Floor, “**Atmaram Villa Co-op. Hsg. Soc. Ltd.**”, Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District – Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Sudhir Ramesh Patil & Vaishali Sudhir Patil.**

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

1	Copy of Agreement for Sale dated 23.01.2007 between M/s. Divya Construction Co., a Proprietorship firm, through its Proprietor Mr. Deepak Bharat Mhatre (the Builders) AND Mr. Prakash Shankar Jadhav (the Purchaser/s).
2	Copy of Sanction of Development / Commencement Certificate V. P. No. 04 / 1751 / TMC / TDD / 609 dated 22.01.2006 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate No. V.P. No. 04 / 1751 / TMC / TDD / 305 Dated 21.05.2009 issued by Thane Municipal Corporation, Thane
4	Copy of Index II dated 23.03.2024 in the name of Sudhir Ramesh Patil & Vaishali Sudhir Patil (Purchaser) AND Suvarna Prakash Jadhav (Seller)

### LOCATION:

The said building is constructed on the plot of land bearing C.T.S. No. 1370 of Village Kalwa, Taluka & District – Thane, with the limits of Thane Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 2 km. from Kalwa railway station.

### BUILDING:

The building under reference is having Ground + 4 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. 4<sup>th</sup> Floor is having 3 Residential Flats. The building is without lift.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of Living Room + Kitchen + WC + Bath (i.e., 1RK). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Casing capping electrification & concealed plumbing etc.

**Valuation as on 23<sup>rd</sup> March 2024**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>315.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	315.00 X 2,500.00 = ₹ 7,87,500.00
Depreciation $\{(100-10) \times 15 / 60\}$	:	22.50%
Amount of depreciation	:	₹ 1,77,188.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 56,400.00 per Sq. M. i.e. ₹ 5,240.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 51,930.00 per Sq. M. i.e. ₹ 4,824.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,800.00 per Sq. Ft.
<b>Value of property as on 23.03.2024</b>	<b>:</b>	<b>315.00 Sq. Ft. X ₹ 7,800.00 = ₹ 24,57,000.00</b>

(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)

<b>Depreciated fair value of the property as on 23.03.2024</b>	<b>:</b>	<b>₹ 24,57,000.00 - ₹ 1,77,188.00 = ₹ 22,79,812.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 22,79,812.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 20,51,831.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 18,23,850.00</b>
<b>Insurable value of the property (315 X 2,500.00)</b>	<b>:</b>	<b>₹ 7,87,500.00</b>
<b>Guideline value of the property (As per Index II)</b>	<b>:</b>	<b>₹ 18,57,942.52</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, "Aatmaram Villa Co-op. Hsg. Soc. Ltd.", Near Patil Niwas, Pakhadi, Kharegaon, Kalwa, Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 22,79,812.00 (Rupees Twenty Two Lakh Seventy Nine Thousand Eight Hundred Twelve Only)** as on **23<sup>rd</sup> March 2024**.

## NOTES

1. I, 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 **23<sup>rd</sup> March 2024 is ₹ 22,79,812.00 (Rupees Twenty Two Lakh Seventy Nine Thousand Eight Hundred Twelve 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:

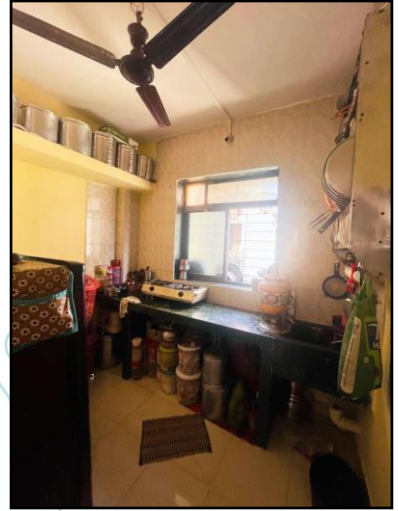
Think.Innovate.Create



**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3	Year of construction	2009 (As per Site Information)
4	Estimated future life	45 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	Ceramic tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing capping electrification & Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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



**आत्मराम क्लिा** को. ऑफ़. टो. सो. लि.  
नो. 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

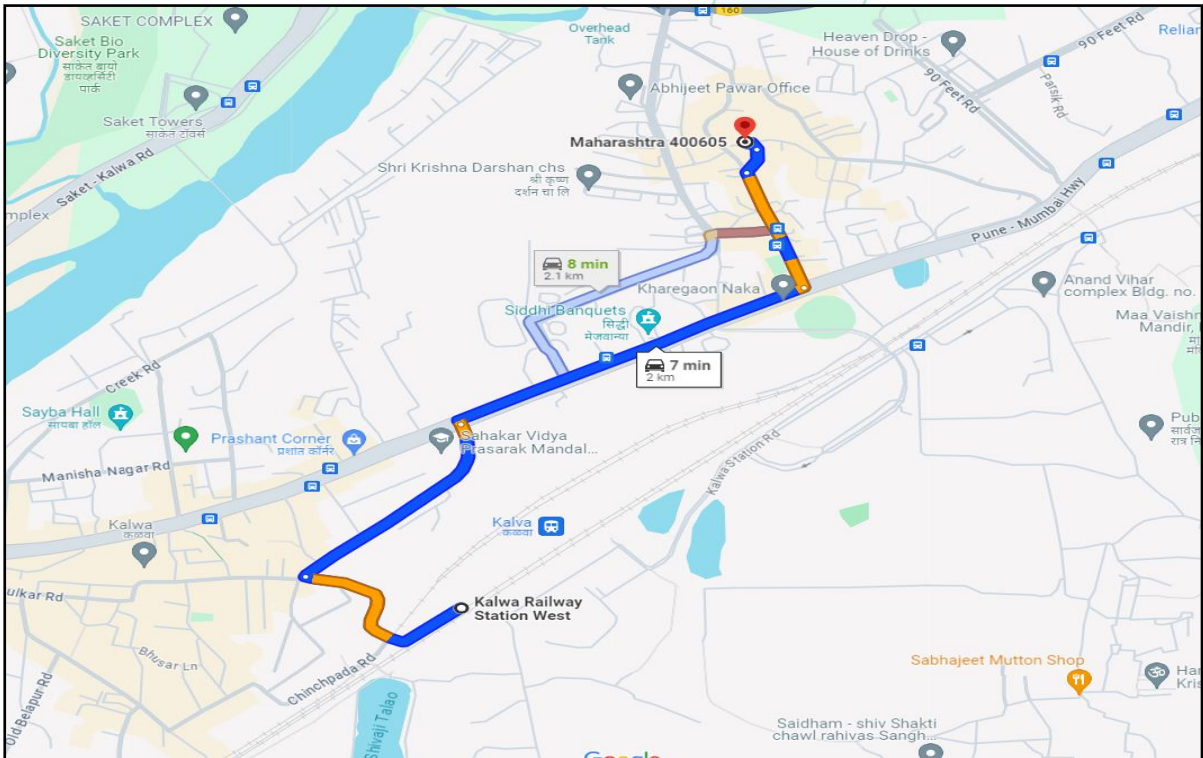
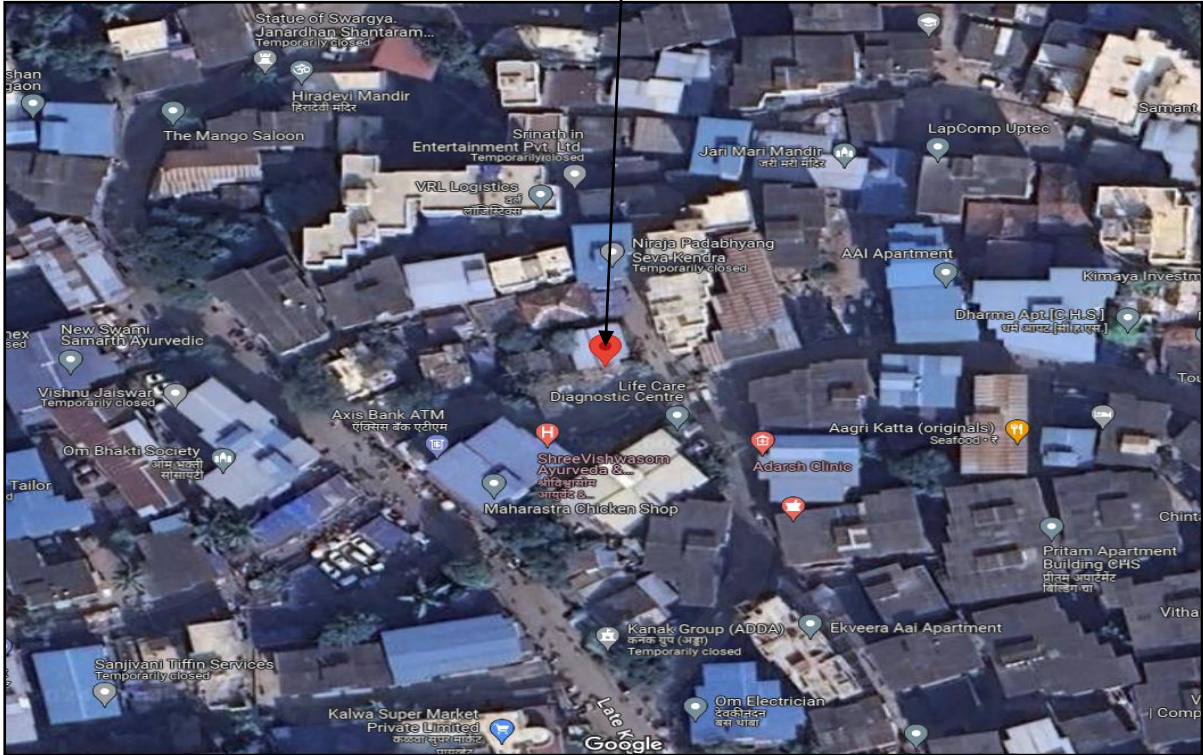
- लोक मजला -	
001 श्री. बाबजी श्रीनिवास रामचवणी	002 श्री. चेतन के. भादुरी
003 श्री. सुशिल आ. शाहकर	004 श्रीमती. सुपमा सखाराम कामरकर
- परिवार मजला -	
101 श्री. महेंद्र मातुचंद्र शिमाडे	201 श्री. अनिल सखाराम शंकरे
102 सौ. उन्मत्तणी बापू कोरगावकर	202 सौ. प्रिती विनोद बोकर
103 सौ. विमला शैलेश कावळी	203 श्री. भारुचंद्र काशिनाथ कवडे
- तिसरा मजला -	
01 श्री. प्रल्हाद दावजी पाटील	401 श्री. प्रकाश शंकर जाधव
02 श्री. प्रविण रमेश गोंजी	402 श्री. उमेश रामचंद्र बाभुळकर
03 श्री. सुविल चिंतामण पवार	403 श्री. रविंद्र कलाप्पा दत्तवाडे
- चौथा मजला -	



ate

## Route Map of the property

Site u/r



**Latitude Longitude - 19°12'19.2"N 73°00'03.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kalwa – 2 km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : KALWA 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	10C) Triangular Portion between Railway Line and Highway. (Tika No. 8.)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/53/F	26600	70500	80900	103900	80900
<small>8/396, 8/397, 8/398, 8/399, 8/400, 8/401, 8/402, 8/403, 8/404, 8/405, 8/406, 8/407, 8/408, 8/409, 8/410, 8/411, 8/412, 8/413, 8/414, 8/415, 8/417, 8/418, 8/419, 8/420, 8/421, 8/422, 8/423, 8/424, 8/425, 8/427, 8/435, 8/440, 8/440A, 8/455</small>						
<small>C. T. S. No. 8/1356, 8/1357, 8/1358, 8/1359, 8/1360, 8/1361, 8/1362, 8/1363, 8/1364, 8/1365, 8/1366, 8/1367, 8/1368, 8/1369, 8/1370, 8/1371, 8/1372, 8/1373, 8/1374, 8/1375, 8/1376, 8/1377, 8/1378, 8/1379, 8/1380, 8/1381</small>						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,500.00			
20% Decrease for flat located on 4 <sup>th</sup> floor	14,100.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>56,400.00</b>	<b>Sq. Mtr.</b>	<b>5,240.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,600.00			
The difference between land rate and building rate (A – B = C)	<b>29,800.00</b>			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	<b>85%</b>			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>51,930.00</b>	<b>Sq. Mt.</b>	<b>4,824.00</b>	<b>Sq. Ft.</b>

### 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

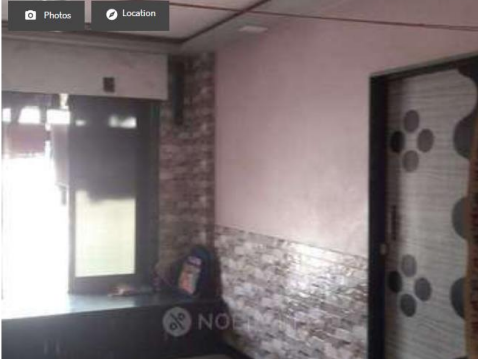
## Price Indicators

**NOBROKER**
Pay Rent
Post Your Property
Sign

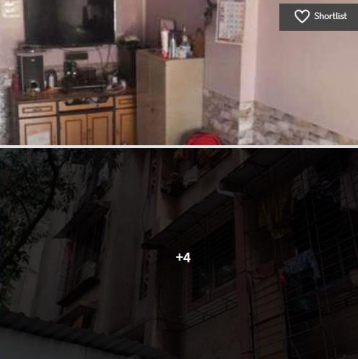
**1 RK Flat In Narayan Park For Sale In Kalwa**  
Kalwa

Home / Flats for Sale in Mumbai / Flats for Sale in Thane belapur road-kalwa / 1rk Flat for Sale in Thane belapur road-kalwa / Property Details

Photos



Location



Shortlist

Nearby: Gigaplex IT Park | Mindspace Airoli West | The Appetite Momos | Thane Train Station | Trinity Kailash Heights

**₹ 26.5 Lacs**  
Non-negotiable

**₹ 15,188/Month**  
Estimated EMI

**365**  
Sq.Ft

1 Bedroom No. of Bedroom	Dec 19, 2023 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Narayan Park Apartment
Bike Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	365 Sq.Ft	Furnishing Status	Unfurnished <span style="border: 1px solid #ccc; padding: 2px;">Furnish Now</span>

**Activity On This Property**

0 Unique Views | 0 Shortlists


**Similar Properties**

**NOBROKER**
Pay Rent
Post Your Property
Sign

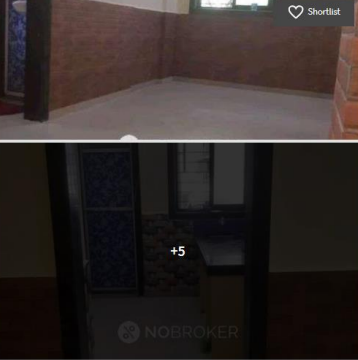
**1 RK Flat In Jyotiba Co Op Society For Sale In Kalwa Naka**  
Landmark Sahyadri Housing Society Old, Pune - Mumbai Hwy, near Sahkar Vidya Prasarak Mandal Secondary School

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1rk Flat for Sale in Kalwa / Property Details

Photos



Location



Shortlist

Nearby: Dev Corpora | Gigaplex IT Park | The Appetite Momos | Thane Train Station | Shirin Apartments

**₹ 25 Lacs**  
Non-negotiable

**₹ 14,328/Month**  
Estimated EMI

**325**  
Sq.Ft

1 Bedroom No. of Bedroom	Dec 23, 2023 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Jyotiba Co Op Socie. Apartment
Bike Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	NA
Builtup Area	325 Sq.Ft	Furnishing Status	Semi <span style="border: 1px solid #ccc; padding: 2px;">Furnish Now</span>

**Activity On This Property**

0 Unique Views | 0 Shortlists | 1

**Similar Properties**

## Sales Instance

3/23/24, 2:26 PM	igr_3417	
3417536 16-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 3417/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : खारेगाव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2363385	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: मौजे खारेगाव,ता.जि ठाणे येथिल झोन नं 15/61/10ब .....सदनिका क्र. सी-412,चौथा मजला,सहयोग को-ऑप.ही.सो.लि.,म्युनिसिपल शाळे समोर,खारेगांव,कळवा,ठाणे... सदनिकेचे क्षेत्र 415 चौ. फूट बांधीव ....( ( C.T.S. Number : 1395 ; ) )	
(5) क्षेत्रफळ	415 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेंका.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोहेल किशोर भोसले . वय:-31 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. सी-412, चौथा मजला, सहयोग को-ऑप.ही.सो.लि., म्युनिसिपल शाळे समोर, खारेगांव, कळवा, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BUKPM9516N 2): नाव:-किशोर रमेश भोसले . वय:-39 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. सी-412, चौथा मजला, सहयोग को-ऑप.ही.सो.लि., म्युनिसिपल शाळे समोर, खारेगांव, कळवा, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AOXPB7944R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तुषाल देवेंद्र मेलगिरी . वय:-33; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 108, पहिला मजला, सहयोग को-ऑप.ही.सो.लि., म्युनिसिपल शाळे समोर, खारेगांव, कळवा, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AXLPM2970P 2): नाव:-अंकिता तुषाल मेलगिरी . वय:-33; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 108, पहिला मजला, सहयोग को-ऑप.ही.सो.लि., म्युनिसिपल शाळे समोर, खारेगांव, कळवा, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CDUPK9478D	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3417/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instance

3/23/24, 2:30 PM	lgr_4866	
4866536	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9
31-01-2024		दस्त क्रमांक : 4866/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.83m
<b>गावाचे नाव : पारसिक</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2850000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2611016	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मीजे पारसिक,ता.जि. ठाणे येथील सदनिका क्र.3,तळ मजला,साईलिला को.ऑप.ही.सी.लि.,(पुर्चीचे नांव साई-लिला अपार्टमेंट),मुंबई पुणे रोड,प्रेम नगरच्या मागे,खारेगांव,कळवा-प,ठाणे; सदनिका क्षेत्र 365 चौ.फुट बांधीव( ( GAT NUMBER : 15, Hissa No.1 ; ) )	
(5) क्षेत्रफळ	365 चौ.फूट	
(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:-शशिकांत प्रेमदास महाजन . वय:-53 पत्ता:-प्लॉट नं: ए-401, माळा नं: ., इमारतीचे नाव: गायत्री पार्क, ब्लॉक नं: पारसिक नगर, खारेगांव, कळवा-प, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AECPM7432A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेन्द्र कुमार सालिग्राम यादव . वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: पोल 14, शंकर मंदिराजवळ, वाघोबा नगर, कळवा-पुर्व, ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFEPY4032K	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4866/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	199500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(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 **23<sup>rd</sup> March 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 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 ₹ **22,79,812.00 (Rupees Twenty Two Lakh Seventy Nine Thousand Eight Hundred Twelve 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.**

Think.Innovate.Create