

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar**

Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India

Latitude Longitude - 19°13'28.8"N 72°58'51.1"E

### Valuation Done for:

#### **Cosmos Bank Fort Branch**


229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai, PIN Code - 400001, State - Maharashtra, Country - India.


#### Our Pan India Presence at :

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

#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar.**

### Boundaries of the property.

North	:	Building – C1 & Internal Road
South	:	Building – B2
East	:	Amber International School
West	:	Garden

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 **₹ 65,34,400.00 (Rupees Sixty Five Lakh Thirty Four Thousand Four 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.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

**Auth. Sign.**




### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



**Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.",  
Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane,  
PIN Code – 400 607, 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 11.04.2024 for Banking Purpose
2	Date of inspection	10.04.2024
3	Name of the owner/ owners	<b>Mr. Rupesh Raghunath Vengurlekar &amp; Mrs. Rutuja Rupesh Vengurlekar.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Residential Flat No. 101, 1 <sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India
6	Location, street, ward no	Dhokali Naka, Kolshet Road
7	Survey/ Plot no. of land	Survey No. 128/1 (Part), 129 / 1,2,4,5,6,7,8 7 & Survey No. 130
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. = 480.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 512.00 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Dhokali Naka, Kolshet Road
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?	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 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	₹ 13,500.00 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?	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 completion	Year of Completion – 1991 (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.
----	--	-------

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 11.04.2024 for Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale Dated 05.04.2024 b/w. Mr. Simon Domic Constancio Fernandes (Transferor) and Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar (Transferee)
2	Copy of Occupancy Certificate No. V.P. No. 88010 / TMC / TDD / 259 dated 10.07.1991 issued by Thane Municipal Corporation
3	Copy of Society Registration Certificate dated 18.06.1992

### LOCATION:

The said building is located at Survey No. 128/1 (Part), 129 / 1,2,4,5,6,7,8 7 & Survey No. 130 of Village – Balkum, Dhokali Naka, Kolshet Road, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.9 Km. from Thane 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. Cracks, filing cracks were found at external wall of the building. The building is used for residential purpose. 1<sup>st</sup> Floor is having 4 Residential Flats. No Lift is provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. (i.e. **1 BHK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering, Powder coated Aluminium Sliding windows & Casing Capping electrification, Concealed plumbing.



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Valuation as on 11<sup>th</sup> April 2024**

**The Built Up Area of the Residential Flat** **512.00 Sq. Ft.**

**Deduct Depreciation:**

Year of Construction of the building	:	1991 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	33 years
Cost of Construction	:	512.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,80,000.00
Depreciation $\{(100-10) \times 33 / 60\}$	:	49.50%
Amount of depreciation	:	₹ 6,33,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,10,865.00 per Sq. M. i.e. ₹ 10,300.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 84,279.00 per Sq. M. i.e. ₹ 7,830.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,000.00 per Sq. Ft.
<b>Value of property as on 11.04.2024</b>	:	<b>₹ 512.00 Sq. Ft. X ₹ 14,000.00 = ₹ 71,68,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 11.04.2024</b>	:	<b>₹ 71,68,000.00 - ₹ 6,33,600.00 = ₹ 65,34,400.00</b>
<b>Total Value of the property</b>	:	<b>₹ 65,34,400.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 58,80,960.00</b>
<b>Distress value of the property</b>	:	<b>₹ 52,27,520.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 12,80,000.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 40,08,960.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 101, 1<sup>st</sup> Floor, Building - B3, "Shruti Park Co-op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India for this particular purpose at **₹ 65,34,400.00 (Rupees Sixty Five Lakh Thirty Four Thousand Four Hundred Only)** as on 11<sup>th</sup> April 2024.

**NOTES**

1. I, Sharad 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 **11<sup>th</sup> April 2024 is ₹ 65,34,400.00 (Rupees Sixty Five Lakh Thirty Four Thousand Four 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:

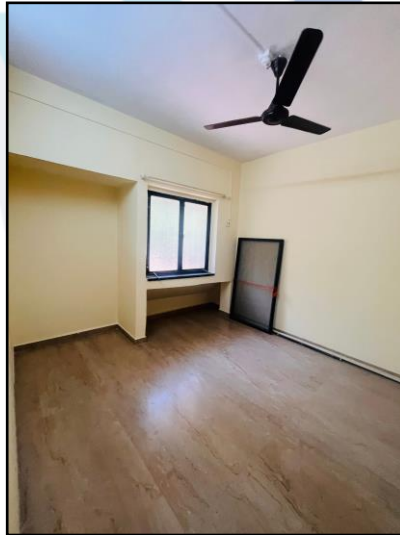
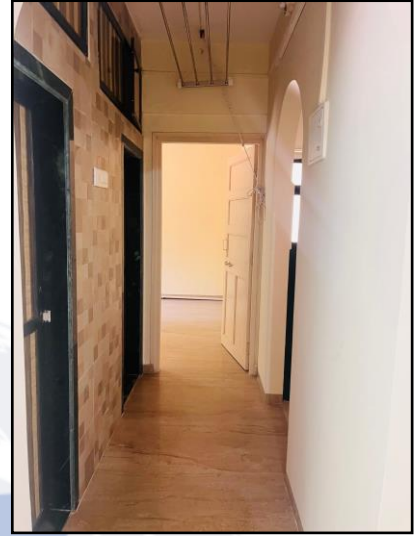
**ANNEXURE TO FORM 0-1****Technical details****Main Building**

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 1 <sup>st</sup> Floor
3	Year of construction	1991 (As per Occupancy Certificate)
4	Estimated future life	27 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, Powdered Coated Aluminium sliding windows
10	Flooring		Vitrified 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
	(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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		Not Provided
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

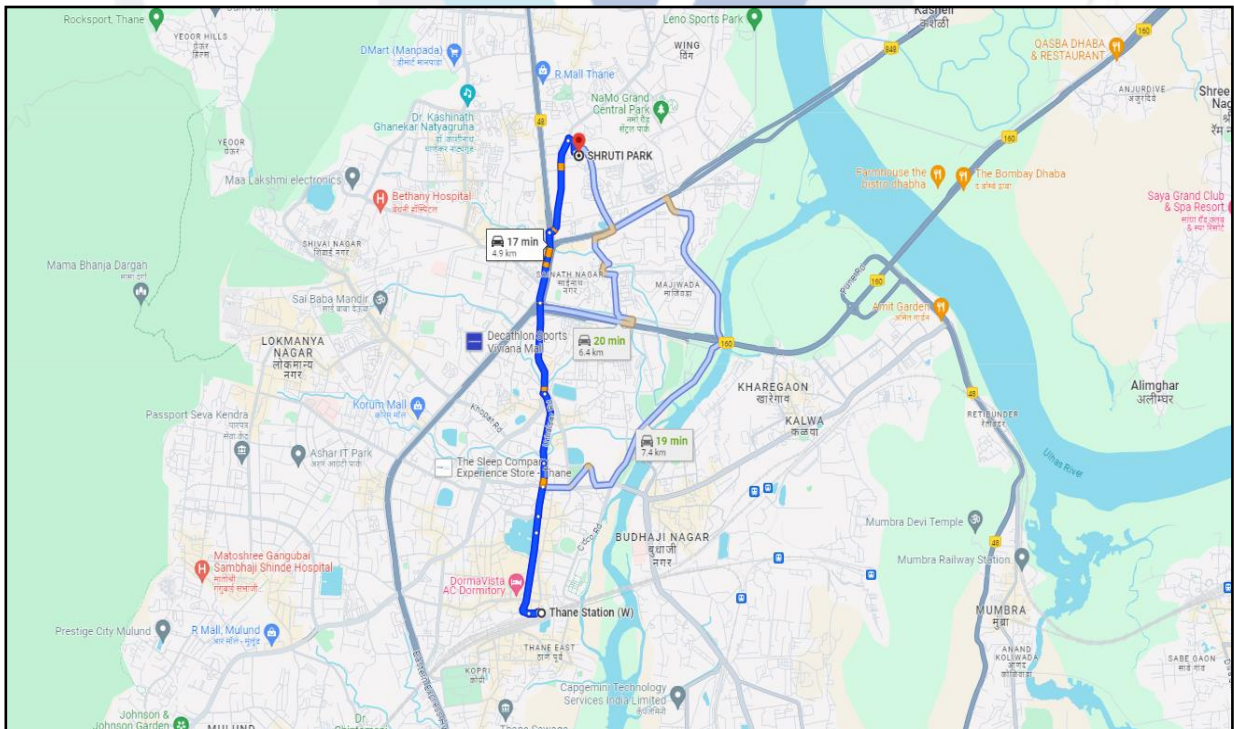
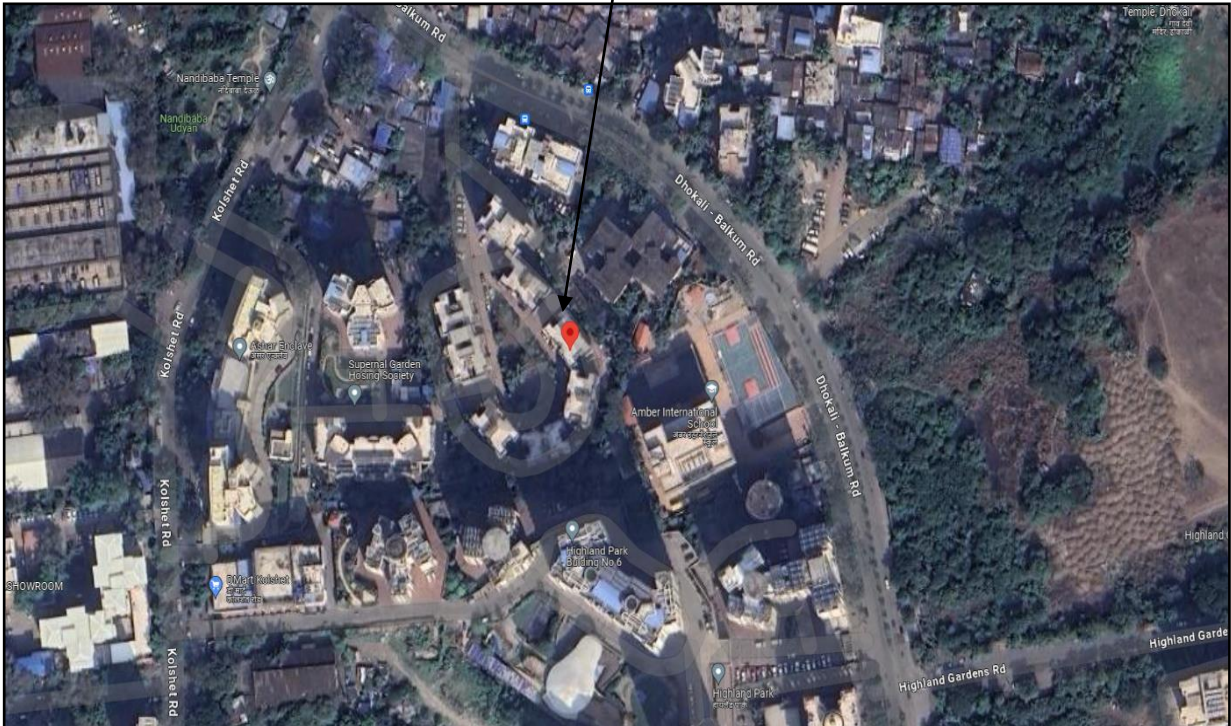
## Actual site photographs





### Route Map of the property

Site,ur



**Latitude Longitude - 19°13'28.8"N 72°58'51.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 4.9 Km.)



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Ready Reckoner Rate**

DIVISION / VILLAGE : BALKUMBH Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	3A-1) Properties on both the sides of Thane Bhivandi Road. Probably Non Agricultural Land.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
9	9/36	30300	116700	134700	146300	134700
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58, 59, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 127, 129, 130, 132, 135, 136, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233						



# Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Dhokali > 1 BHK Flats in Dhokali

Posted on Feb 27, 2024 | Ready to move

**₹65 Lac** @ 14,444 per sq.ft. **1 BHK 1 Bath**  
 Estimated EMI ₹51,916  
 Flat/Apartment for Sale  
 In Shrutri Park, Dhokali, Thane, Maharashtra

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

**Property (0) Society (6)**

**Area**  
 Super Built up area 742 sq.ft. (68.93 sq.m.)  
 Built Up area: 740 sq.ft. (68.75 sq.m.)  
 Carpet area: 450 sq.ft. (41.81 sq.m.)

**Configuration**  
 1 Bedroom, 1 Bathroom, 1 Balcony with Store Room

**Price**  
 ₹ 65 Lac+ Govt Charges & Tax @ 14,444 per sq.ft. (Negotiable) [View Price Details](#)

**Address**  
 Shrutri Park, Dhokali, Thane

**Floor Number**  
 4<sup>th</sup> of 7 Floors

**Facing**  
 East

**Overlooking**  
 Main Road, Park/Garden

**Property Age**  
 10+ Year Old

**square yards** Thane | Buy | Rent | Projects | Agents | Services | Resources | [Data Intelligence](#) | Sell or Rent Property

Home > Property in Thane > Flats in Thane > Flats in Dhokali > 3 BHK Flats in Dhokali > 3 Bedroom 900 Sq.Ft. Apartment in Dhokali Thane

169 Views | Compare

**Shrutri Park**  
**3 Bedroom 900 Sq.Ft. Apartment in Dhokali Thane**  
 Listing ID #6362760

**₹ 1.35 Cr.**

3 Bedrooms + Pooja Room  
 Furnished  
 2 Bathroom  
 900 Sq Ft. (Carpet Area)  
 Garden View

Recent Registered Sale: Mar 2024 ₹ 44.00 L 840 Sq.ft

WhatsApp | Request for Call

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers

**Prime Member**  
 Benefits worth ₹75000 in just ₹4999  
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more. [Get Offer](#)

More Offers

**Valuation Report**  
 ₹999  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive Valuation Report of any property  
[View Sample Report](#)



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators

square yards Thane Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Property

Home Property in Thane Flats in Thane Flats in Dhokali 3 BHK Flats in Dhokali 3 Bedroom 850 Sq.Ft. Apartment in Dhokali Thane

310 Views Already Seen Compare

Shruti Park  
**3 Bedroom 850 Sq.Ft. Apartment in Dhokali Thane**  
 Listing ID #6303971  
**₹ 1.4 Cr.**  
 3 Bedrooms  
 Furnished  
 2 Bathroom  
 850 Sq.Ft. (Carpet Area)  
 Road View

Recent Registered Sale Sep 2023 ₹ 47.00 L 612 Sq.ft

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers

Prime Member  
 Benefits worth ₹75000 in just ₹4999  
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more. Get Offer

More Offers

**Valuation Report**  
 ₹1,999,999  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive Valuation Report of any property  
[View Sample Report](#)

square yards Thane Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Property

Home Property in Thane Flats in Thane Flats in Dhokali 2.5 Bedroom 850 Sq.Ft. Apartment in Dhokali Thane

38 Views Recently Added Compare

Shruti Park  
**2.5 Bedroom 850 Sq.Ft. Apartment in Dhokali Thane**  
 Listing ID #6751972  
**₹ 1.16 Cr.**  
 2.5 Bedrooms + Study Room  
 Furnished  
 2 Bathroom  
 850 Sq.Ft. (Built-up Area)  
 Garden View

Recent Registered Sale Mar 2024 ₹ 44.00 L 540 Sq.ft

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers

Prime Member  
 Benefits worth ₹75000 in just ₹4999

**Valuation Report**  
 ₹1,999,999  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive Valuation Report of any property  
[View Sample Report](#)

## Sale Instances

811174 10-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुय्यम निबंधक: सह दु.नि.ठाणे 2 दस्त क्रमांक: 8111/2023 नोंदणी: Regn:63m
<b>गावाचे नाव : बाळकूम</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6500000		
(3) बाजारभावाभावेपटपाच्या बाबतितपटकर आकारणी देतो की पटदेदार ते नमुद करावे	5458580.4		
(4) भू-मापन,प्लॉटहिस्सा व परक्रमांक(अस्त्यचा)	1) पारिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: ए-1/503, माळा नं: 5वा मजला, इमारतीचे नाव: श्रुती पार्क को-ऑप.ही.सो.लि., ब्लॉक नं: बाळकूम,दोकाळी नाका, रोड नं: कोलशेत रोड,ठाणे वेस्ट - 400607, इतर माहिती: सदनिकेचे क्षेत्र 540 चौ. फूट बांधीव,झोन क्र. 9/38 डी-3ई-1(( Survey Number : Survey No. 128/1, 129/1,2,3,4,5(p),7,8, 130, 305/1,2,3,4,11 ; ))		
(5) क्षेत्रफळ	540 चौ.फूट		
(6)आकारणी कित्या जुडी देण्यात असेल तेजा.			
(7) दस्तऐवज करून देणा.या लिहून देण्या.या पक्षकाराचे नाव कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या अद्वैत अस्त्यचा,प्रतिवादिचे नाव व पत्ता.	1): नाव.-प्रवीण व्ही. पाटील . वय.-46 पत्ता.-प्लॉट नं. पर्लेट नं. 503, माळा नं. पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.ही.सो.लि., ब्लॉक नं: दोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-AJYPP4397B 2): नाव.-शेण प्रवीण पाटील . वय.-41 पत्ता.-प्लॉट नं. पर्लेट नं. 503, माळा नं. पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.ही.सो.लि., ब्लॉक नं: दोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-BBCPP4944E		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या अद्वैत अस्त्यचा,प्रतिवादिचे नाव व पत्ता	1): नाव.-बाळा बाबुदेव निकम . वय.-43; पत्ता.-प्लॉट नं. पर्लेट नं. 501, माळा नं. पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.ही.सो.लि., ब्लॉक नं: दोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-AHNP0161D 2): नाव.-अरुण बाळा निकम . वय.-41; पत्ता.-प्लॉट नं. पर्लेट नं. 501, माळा नं. पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.ही.सो.लि., ब्लॉक नं: दोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं.-AISP3329B		
(9) दस्तऐवज करून दिव्याचा दिनांक	06/04/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	8111/2023		
(12)बाजारभावाच्यामणे मुद्रांक शुल्क	455000		
(13)बाजारभावाच्यामणे नोंदणी शुल्क	30000		
(14)शेरा			
मुच्यांकनासाठी दिव्यात 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 **11<sup>th</sup> April 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 **₹ 65,34,400.00 (Rupees Sixty Five Lakh Thirty Four Thousand Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Auth. Sign.