

Government of Maharashtra  
महाराष्ट्र शासन  
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बानारसूर्य दर पत्रक

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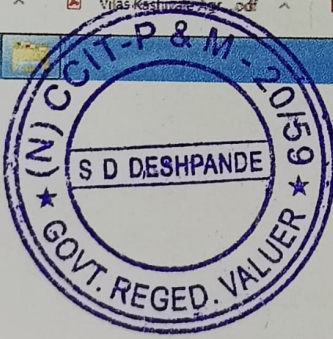
Year: 2021-2022

Language: English

Selected District: अकोला  
Select Taluka: अंबरनाथ  
Select Village: मोडे (गांव) अंबरनाथ (अंबरनाथ नगरपालिका)

Search By:  Survey No  Location  
Enter Survey No: 7462 Search

उपविभाग	दुनी बधीन	निवासी सदनिका	कॉम्प्लेक्स	दुकाने	औद्योगिक	एकक (Rts /)	Attributes
7/21-मो-4-4) मोडे अंबरनाथ - कल्याण पुणे रेल्वे लाईनच्या व्हॉरिअरकडील अंबरनाथ गावातील भाग वरील उपविभाग क्र.7/20 चे पत्रिके उतरकडील अंबरनाथ गावाचा भाग.	7550	45500	49700	63200	49700	मो. मोटर	मि.डी.एल. नंबर



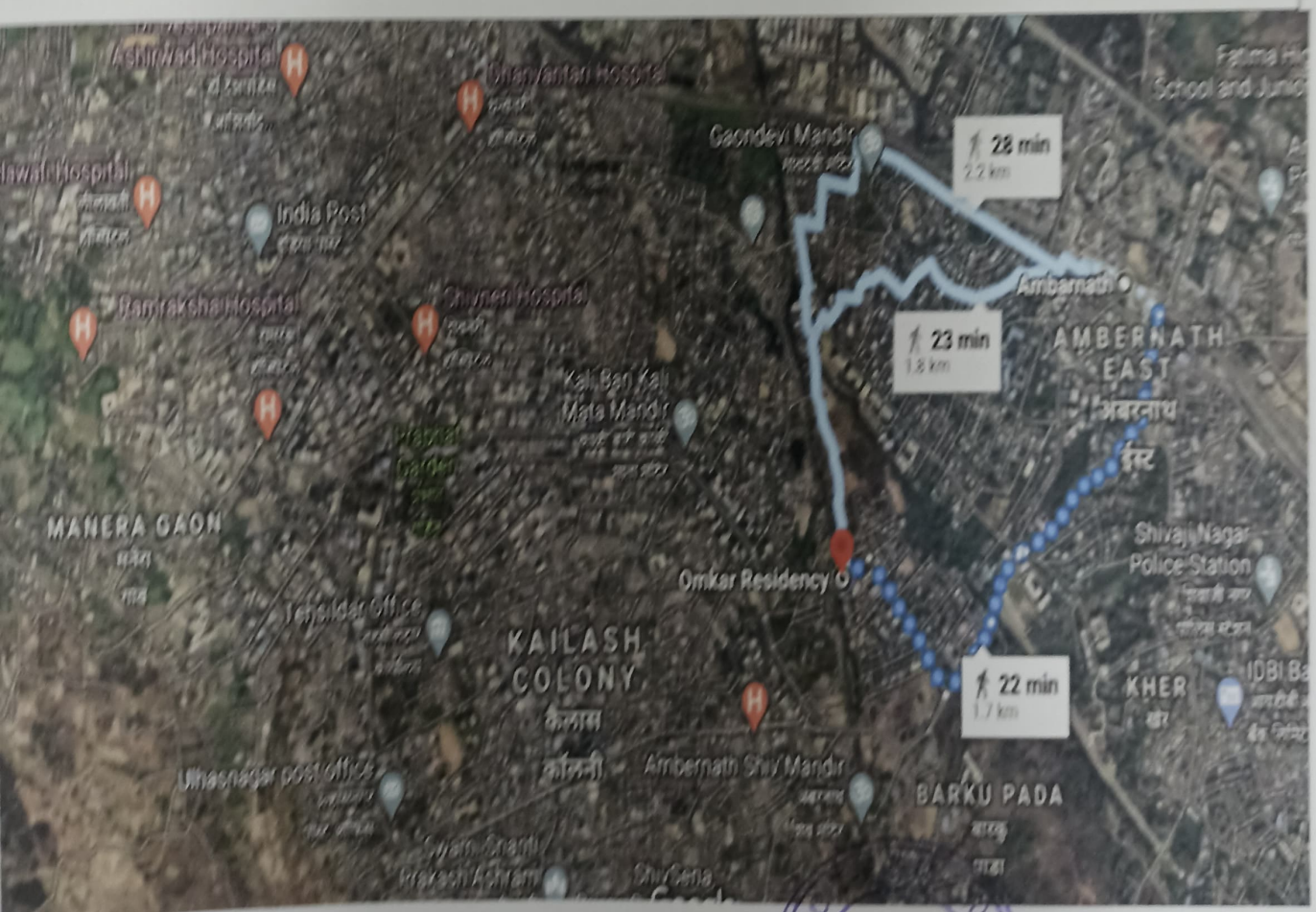


Photo Gallery: MR. HARESH SANMUKHDAS NAGDEV, MRS. NEHA HARESH NAGDEV  
Flat No. 103 & 104, 1<sup>st</sup> Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot  
No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar,  
Ambernath East, Tal. Ulhasnagar, Dist. Thane - 421 501



Shot on Y83 Pro vivo dual camera



Shot on Y83 Pro vivo dual camera



Shot on Y83 Pro vivo dual camera



Shot on Y83 Pro vivo dual camera



Shot on Y83 Pro vivo dual camera





**S.D. DESHPANDE** B.E.(mech) FIE FIV MICA

■ Chartered Engineer ■ Govt. Approved Valuer ■ Competent Person ■ Arbitrator

**Mumbai/Thane** : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivalli 421 201 Dist. Thane, M. S. (India)

**Nasik** : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007 M. S. (India)

**Pune** : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044 M. S. (India)

**Contact** : +91 94222 58807 98208 46791 95948 05666 95450 48899 +91 251 2472 666 253 2355 475

**Website** : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com balkrishna.chikhalkar@gmail.com info@sddeshpande.com

### CERTIFICATE

We certified that we have surveyed the immoveable property MR. HARESH SANMUKHDAS NAGDEV, MRS. NEHA HARESH NAGDEV

#### AS DESCRIBED BELOW

Type	:	Residential flat 2 BHK
Address	:	Flat No. 103 & 104, 1 <sup>st</sup> Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane - 421 501

We further certified that the fair market value of the property, described in detail in this report is as follows:-

<b>Current Fair Market Value</b>	:	<b>800 sq. ft. x Rs. 5,300/- = Rs. 42,40,000/-</b> <b>(Rs. Forty Two Lakh Forty Thousand Only)</b>
<b>Market Value in respect of work completed (100%)</b>	:	<b>Rs. 42,40,000/-</b> <b>(Rs. Forty Two Lakh Forty Thousand Only)</b>
<b>Realizable Sale Value</b>	:	<b>Rs. 42,40,000/- X 90% = Rs. 38,16,000/-</b> <b>(Rs. Thirty Eight Lakh Sixteen Thousand Only)</b>
<b>Distress Sale Value</b>	:	<b>Rs. 42,40,000/- X 80% = Rs. 33,92,000/-</b> <b>(Rs. Thirty Three Lakh Ninety Two Thousand Only)</b>

This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

#### I hereby declare that:

- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 Our representative has personally inspected the property on Date 31.03.2021.
- 4 The rates are based on the current market conditions & these may vary with time.
- 5 Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
- 6 The bank is requested to check through the advocate whether the property is free from encumbrances.
- 7 I hereby certify that we have valued the right property as per old valuation report copy dtd. 05.03.2018.
- 8 Photographs attached.



34.	Valuation Method	: Composite Rate Method
35.	Current Fair Market Rate	: Rs. 5,000/- to Rs. 5,500/- on Salable area Per Sq. ft.
36.	Current Fair Market Value	: 800 sq. ft. x Rs. 5,300/- = Rs. 42,40,000/- (Rs. Forty Two Lakh Forty Thousand Only)
37.	Market Value in respect of work completed (100%)	: Rs. 42,40,000/- (Rs. Forty Two Lakh Forty Thousand Only)
38.	Realizable Sale Value	: Rs. 42,40,000/- X 90% = Rs. 38,16,000/- (Rs. Thirty Eight Lakh Sixteen Thousand Only)
39.	Distress Sale Value	: Rs. 42,40,000/- X 80% = Rs. 33,92,000/- (Rs. Thirty Three Lakh Ninety Two Thousand Only)
40.	Basic For recommended rate	: Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	: Rs. 12,00,000/-
42.	Government Value	<b>Rs. 33,81,643/-</b>
42.	Reason for deviations if any	: Registrar's rates are for normal properties & they do not consider amenities, location, vastu-shastra compliance, Proximity to a temple, a school & college etc.
43.	Amenities / Extra fittings	: Vitrified tiles flooring, Granite kitchen platform with full wall tiles, aluminum sliding window with secured grills, wooden door
44.	Agreement Date	: -----
45.	Document Seen:	: Old Valuation Report of M/S. PRANJAL BHAGWATI Ref. No. PB/BNS/VR/BOB/UNR-4/1641 Dated 05.03.2018
i)	Registration Date	: -----
ii)	Registration No.	: -----
iii)	Village	: Village Ambernath
iv)	Receipt No.	: -----
V)	Agreement between	: -----
46.	Remark	: Flat no. 103 & 104 is as combined flat.

Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is considered at, **Rs. 42,40,000/-**

**(Rs. Forty Two Lakh Forty Thousand Only)**



ii)	Plot Boundaries	:	East : Rameshwar Complex West : Jai Shiv Shrushti CHS North : Open Plot South : Jai Shankar CHS
a)			
b)	Flat Boundaries	:	East : Flat No. 105 West : Open Sky North : Open Sky South : Flat No. 102
iii)	Type of occupation Ownership/ Tenanted	:	Owner
iv)	Type of Structure	:	R.C.C. Frame + Brick wall partitions
v)	No. of floors	:	Basement + Ground + 3 <sup>rd</sup> upper floors
vi)	No. of lift	:	lift is not provided
<b>18.</b>	<b>Property Details:</b>		
i)	Floor in which the property is situated	:	On 1 <sup>st</sup> Floor
ii)	Type of property	:	Residential 2BHK + WC, BATH
iii)	Carpet Area	:	<b>As per physical measurement carpet area 525 sq. ft.</b>
iv)	As per document carpet area /built up Area	:	<b>As per Old Valuation Report 800 sq. ft. Built up area</b>
19.	Completeness of Project	:	Building 100% Completed
20.	Quality of Construction	:	Good
i)	Under Construction	:	No
ii)	Complete	:	Yes
21.	Age of the Property	:	15 Years
22.	Residual (Future) life	:	45 Years
23.	Ind. Bldg./Complex of	:	Residential
24.	Separate Compound Wall	:	No
25.	Garden	:	Yes
26.	Paving around the Building/ Chequered tiles	:	Chequered tiles
27.	Car Parking	:	Open Car Parking
28.	Maintenance/ First Impression	:	Good.
29.	Plans Approved By	:	-----
30.	Society Registration No.	:	-----
31.	Property Tax	:	N.A
32.	Water Availability	:	-----
33.	Compliance to Sanctioned Plans	:	N.A





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**Ref No. 003/SDD/BCK/VR/BOB/ULHASNAGAR**

**Date: 02/04/2021**

Valuation Report for Residential premises located at Flat No. 103 & 104, 1<sup>st</sup> Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane - 421 501

1.	Name of the Bank	:	<b>BANK OF BARODA, ULHASNAGAR 4 BRANCH</b>
2.	Regarding	:	Valuation of Residential Flat
3.	Name of Applicant	:	MR. HARESH SANMUKHDAS NAGDEV MRS. NEHA HARESH NAGDEV
4.	Phone No. of Applicant	:	-----
5.	Address of the Applicant	:	-----
6.	Property Address	:	Flat No. 103 & 104, 1 <sup>st</sup> Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane - 421 501
7.	Survey No./ Plot No.	:	Survey No 70, CTS No. 7462
8.	Name of the Developers/Seller	:	N.A
9.	Current possession with	:	Owner
10.	Latitude & Longitude	:	--- --
11.	Type of the Property	:	Residential
12.	Requested by Financiers	:	Chief Manager - Bank of Baroda, Ulhasnagar Branch
13.	Date of the inspection	:	31.03.2021
14.	Survey in presence of	:	MRS. NEHA HARESH NAGDEV
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16.	<b>Location:</b>	:	Ulhasnagar
i)	<b>Type of locality</b>	:	Residential
ii)	<b>Class</b>	:	Middle Class
iii)	<b>Nearest Railway/Bus Stand Station</b>	:	<b>Ulhasnagar Railway Station</b>
iv)	<b>Distance From Station</b>	:	<b>2 km distance from Ulhasnagar Railway Station</b>
v)	<b>Civic Amenities</b>	:	Available nearby
vi)	<b>Landmark</b>	:	Near Rameshwar complex, Omkar Residency,
7.	<b>BUILDING DETAILS:</b>		
i)	Types of Land	:	Non-Agricultural - Freehold

