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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sandip Jayram Bhare & Mrs. Mayuri Sandip Bhare**

Residential Flat No. 704, 7th Floor, Building No. C - 17, Wing – A, "**Vinayak Darshan**", Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'50.2"N 73°09'04.9"E

Valuation Done for:

Cosmos Bank

Kalyan Khadakpada Branch

Ground Floor, Shiv Villa Apartment, Opp. Gagangiri Society, Sai Chowk, Khadakpada, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

Nanded Thane Ak:medabad. 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

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Vastu/Thane/05/2024/8461/2306234

08/15-94-PSSH

Date: 08.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 704, 7th Floor, Building No. C - 17, Wing – A, "Vinayak Darshan", Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Sandip Jayram Bhare & Mrs. Mayuri Sandip Bhare.**

Boundaries of the property.

North : Prani's Villa
South : B – 23 Building
East : Internal Road
West : Anupam Nagar Road

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 **₹ 37,29,000.00 (Rupees Thirty Seven Lakh Twenty Nine 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**

**Manoj
Chalikwar
Director**

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 in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.05.08 16:09:21 +05'30'

Auth. Sign.



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📍 Aurangabad 📍 Pune 📍 Itanagar 📍 Jaipur

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**Valuation Report of Residential Flat No. 704, 7th Floor, Building No. C - 17, Wing - A, "Vinayak Darshan",
Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village - Chikanghar, Kalyan (West),
Taluka - Kalyan, District - Thane, PIN Code - 421 301, 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 08.05.2024 for Bank Loan Purpose
2	Date of inspection	30.04.2024
3	Name of the owner/ owners	Mr. Sandeep Jayram Bhare & Mrs. Mayuri Sandeep Bhare
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	Address: Residential Flat No. 704, 7 th Floor, Building No. C - 17, Wing - A, "Vinayak Darshan", Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, Country - India. Contact Person: Mrs. Mayuri S. Bhare (Owner) Contact No. 98205 49745
6	Location, street, ward no	Murbad Road, Gholapnagar, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane
	Survey/ Plot no. of land	Survey No. 31/ P of Village - Chikanghar
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. = 340.00 Balcony Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 375.00 (Area as per actual measurement) Carpet Area in Sq. Ft. = 408.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 490.00



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		(Capet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Murbad Road, Gholapnagar, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 7,500.00 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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2016 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 08.05.2024 for Residential Flat No. 704, 7th Floor, Building No. C - 17, Wing – A, "**Vinayak Darshan**", Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Sandip Jayram Bhare & Mrs. Mayuri Sandip Bhare**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 16.09.2020 Between Shetkari Sahkari Grih Nirman Society Ltd. (the Owner / Society / Promoter / Transferor) & Mr. Sandip Jayram Bhare & Mrs. Mayuri Sandip Bhare (the Transferees).
2	Copy of Occupancy Certificate No. KDMP / NRV / CC / KV / 252 dated 07.01.2016 issued by Kalyan Dombivali Municipal Corporation.
3	Copy of Society Share Certificate No. 17 dated 20.02.2014 in the name of Shri. Sandip Jayram Bhare.
4	Copy of Previous Valuation Report dated 05.07.2021 issued by Aarch Consultants & Valuers.

LOCATION:

The said building is located at Survey No. 31/P of Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.8 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Stilt + 7th 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 good. The building is used for residential purpose. 7th Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + WC + Passage + Balcony (i.e. **1BHK + 1 Toilet + WC**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.



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Valuation as on 08th May 2024

The Carpet Area of the Residential Flat	:	408.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	08 years
Cost of Construction	:	490.00 X 2,500.00 = ₹ 12,25,000.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12.00%
Amount of depreciation		₹ 1,47,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,255.00 per Sq. M. i.e. ₹ 6,155.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,875.00 per Sq. M. i.e. ₹ 5,841.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,500.00 per Sq. Ft. for Flat
Value of property as on 08.05.2024	:	408.00 Sq. Ft. X ₹ 9,500.00 = ₹ 38,76,000.00

(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)

Depreciated fair value of the property as on 08.05.2024	:	₹ 38,76,000.00 - ₹ 1,47,000.00 = ₹ 37,29,000.00
Total Value of the property	:	₹ 37,29,000.00
The realizable value of the property	:	₹ 33,56,100.00
Distress value of the property	:	₹ 29,83,200.00
Insurable value of the property (490.00 Sq. Ft. X 2,500.00)	:	₹ 12,25,000.00
Guideline value of the property (490.00 Sq. Ft. X 5,841.00)	:	₹ 28,62,090.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7th Floor, Building No. C - 17, Wing – A, "Vinayak Darshan", Shetkari Co-op. Hsg. Soc. Ltd., Murbad Road, Gholapnagar, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 37,29,000.00 (Rupees Thirty Seven Lakh Twenty Nine Thousand Only)** as on **08th May 2024**.



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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 **08th May 2024 is ₹ 37,29,000.00 (Rupees Thirty Seven Lakh Twenty Nine 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:



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2016 (As per Occupancy Certificate)
4	Estimated future life	52 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 with safety door, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(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	Not Provided
18	No. of lifts and capacity	1 Lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



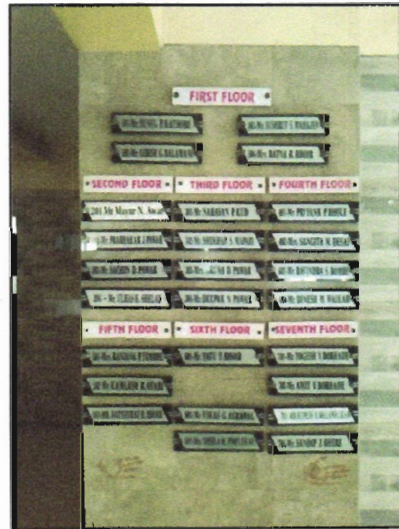
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Actual site photographs

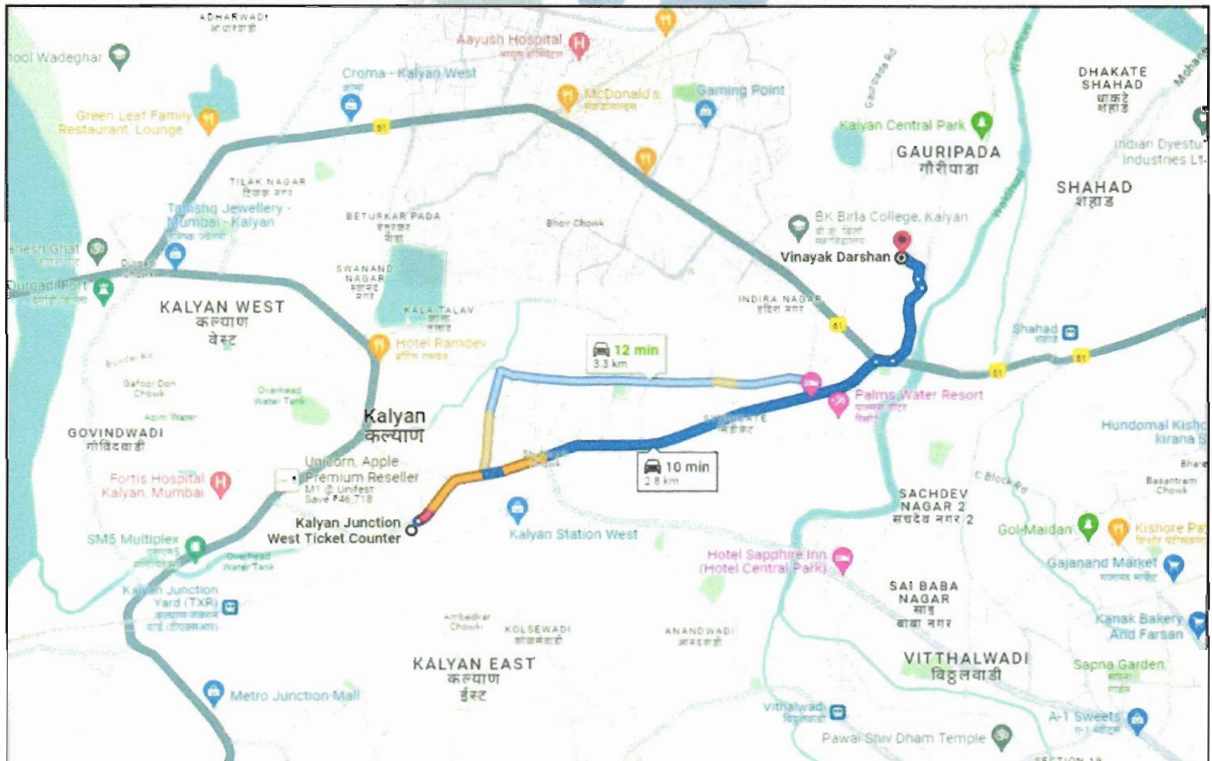
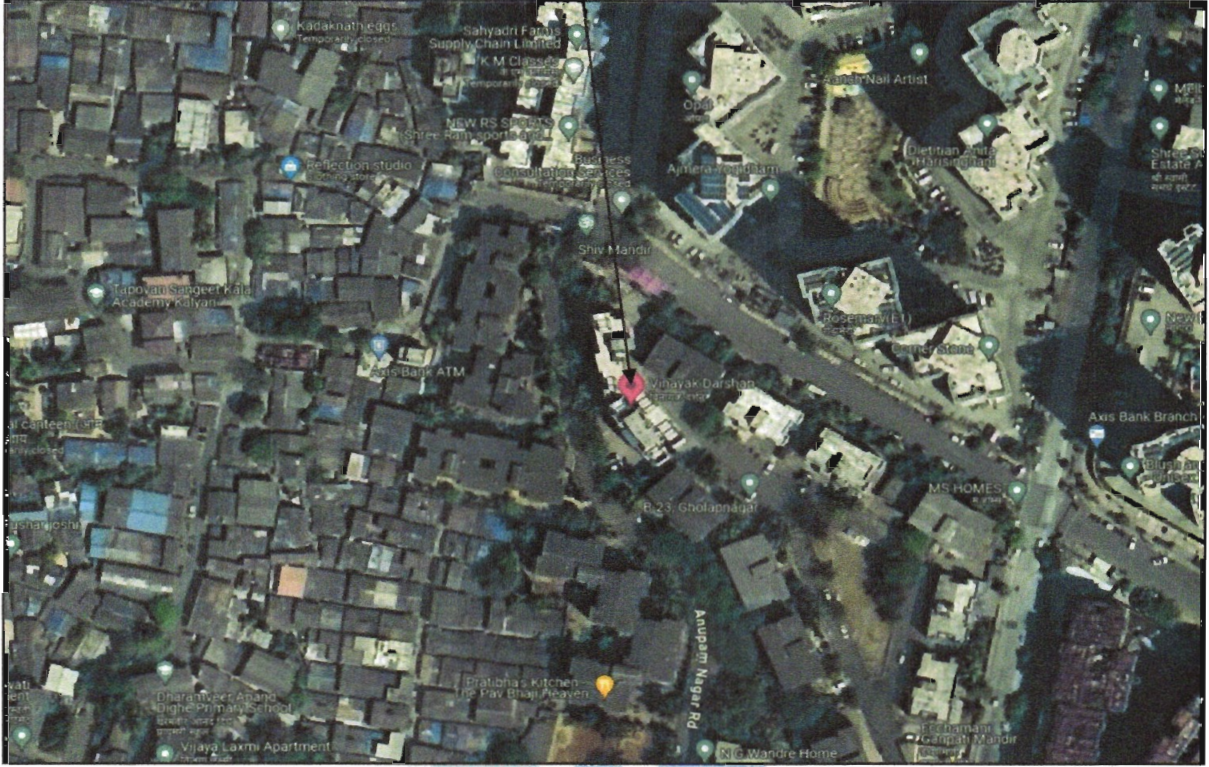


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'50.2"N 73°09'04.9"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.8 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	Kalyan		
Select Village	Gavache Nav : Chikan Ghar (Kalyan C)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	31	Search	
उपविभाग	शुची नवीन	निवासी इमारतिका	आंशिक दुकाने
2/16-विभाग 9: उल्लेख्य मार्गातील निळकती वरील विभागातील वि.स.न	24000	63100	72500/80100
आलेख्या भागातील निळकती			72500
			एकक (Rs.)
			चौ मीटर
			Attribute
			सर्वोच्च मूल्य

Stamp Duty Ready Reckoner Market Value Rate for Flat	63,100.00			
Increase by 5% on Flat Located on 7 th Floor	3,155.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	66,255.00	Sq. Mtr.	6,155.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,000.00			
The difference between land rate and building rate (A – B = C)	42,255.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	62,875.00	Sq. Mtr.	5,841.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	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




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Price Indicators



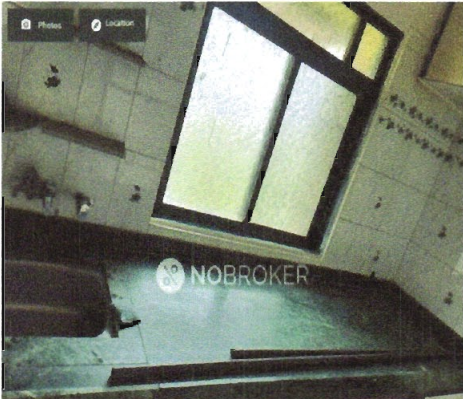
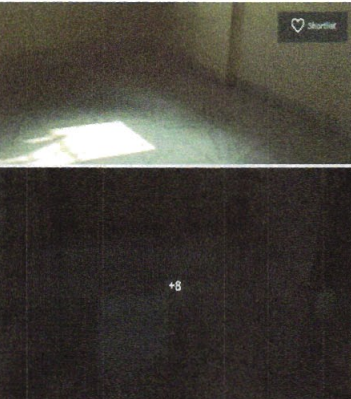
1 BHK Flat in Shiv Amrut Dham For Sale in Gauripada

Kalyan West, Mumbai, Maharashtra, INDIA

₹ 39 Lacs

₹ 22,352/Month

601 Sq. Ft.

1 Bedroom

2 Bathroom

NA

Car

Apr 3, 2024

Immediately

Shiv Amrut Dham

Partial

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


Price trends by NBEstimate

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.0 Per Sq.Feet	Flooring	Marble/Granite
Buildup Area	601 Sq.Ft	Carpet Area	450 Sq.Ft

Activity On This Property

26 Unique Views 1 Shortlist



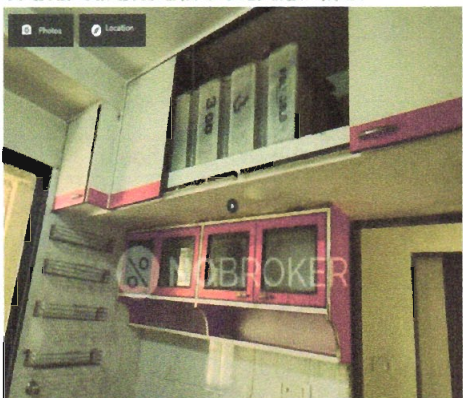

1 BHK Flat in E1 Rosemary Chs Limited For Sale in Yogidham, Gauripada, Kalyan West

Yogidham phase 1, Kalyan West

₹ 45 Lacs

₹ 25,791/Month

595 Sq. Ft.

1 Bedroom

2 Bathroom

NA

None

Jan 4, 2024

Immediately

E1 Rosemary Chs Limited

None

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.0 Per Sq.Feet	Flooring	NA
Buildup Area	595 Sq.Ft	Carpet Area	463 Sq.Ft

Activity On This Property

318 Unique Views 0 Shortlist

Price Indicators

The screenshot shows a real estate listing on the 99acres website. The listing is for a 1BHK 2Baths flat in Kalyan West, Thane. The price is ₹36 Lac, with an estimated EMR of ₹28,753. The carpet area is 450 sq.ft. The flat is on the 8th floor of an 11-story building. The listing includes a photo of the building, a configuration of 1 Bedroom, 2 Bathrooms, and No Balcony. The address is Kalyan Nagar, Kalyan West, Thane. The listing is registered with the Maharashtra government. The listing is posted on May 01, 2024, and is ready to move. The listing also includes a section for places nearby, such as Proposed Metro Station, Viviana Mall, Kalyan Railway Station, Don Bosco School, Birla College, and Poddar Inter.



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Sales Instances

251470	सूची क्र.2	दुष्यम निबंधक : दु.नि. कल्याण 1
02-05-2024		दस्त क्रमांक : 2514/2024
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : चिकणघर		
(1) विलेखाच प्रकार	करारनामा	
(2) मीचदता	4210800	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3231000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे चिकणघर, ता. कल्याण, जि. ठाणे येथील स.नं. 31, हि.नं. 5 यावरील कॉर्नर स्टोन प्रोजेक्ट मधील बिल्डींग नंबर 2, सदनिका नंबर डी-303, तिसरा मजला, डी-विंग, क्षेत्र 46.54 चौ.मी. कार्पेट ((Survey Number : स.नं. 31, हि.नं. 5 :))	
(5) क्षेत्रफळ	46.54 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असत तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स सर्वोदय अमृत एलएलपी तर्फे भागीदार श्री. रुचित केतन मेहता यांचे तर्फे कबुली जबाबदारीत कु.मु. म्हणून अंकुश गो.उघडे - वय-39 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भानु सागर टॉकन जवळ, वलीपीर रोड, कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पिन नं.-ADVFS2906D	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-सुधमा राजू साळुंके - - वय-40, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नंबर 202, ए- विंग, रिजेन्सी होमस, चुळना रोड, खेहातप अपार्टमेंट समोर, वसई, ब्लॉक नं. -, रोड नं. -, THANE. पिन कोड:-401202 पिन नं.-DQVPS2871D 2): नाव.-राजू सुधनु साळुंके - - वय-49, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नंबर 202, ए- विंग, रिजेन्सी होमस, चुळना रोड, खेहातप अपार्टमेंट समोर, वसई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401202 पिन नं.-F1ZPS5963L	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	03/03/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	2514/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	294800	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		

Sales Instances

1382671 04-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 13826/2023 नोंदणी : Regn:63m
गावाचे नाव : चिकणघर		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	3250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2495000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: मौजे चिकणघर,स नं 28.हि नं 1.वरील श्री अनुपम नगर नं 2 को. ऑप. हौ. सो. लि. मधील बिल्डिंग नं सी-6.तळ मजल्यावरील सदनिका क्र. 2,क्षेत्र 425 चौ. फुट बिल्टअप((Survey Number : 28 ;))	
(5) क्षेत्रफळ	425 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:-सूर्यकांत सिताराम धापोडकर -- वय:-65 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं सी-6/2, अनुपम नगर, मुरबाड रोड, योगिधाम कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGAPD6565B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश शंकर कोकाटे -- वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं 394, दर्गा रोड, आईस फॅक्टरी जवळ, गौरी पाडा, भिवंडी , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-BRUPK3673B 2): नाव:-संध्या प्रकाश कोकाटे -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस नं 394, दर्गा रोड, आईस फॅक्टरी जवळ, गौरी पाडा, भिवंडी , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CUJPK88508N	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13826/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	227500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th 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 knowledgeable 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.



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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 ₹ 37,29,000.00 (Rupees Thirty Seven Lakh Twenty Nine Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.08 16:09:46 +05'30'

Auth. Sign.



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