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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Kiran Kanha Harad & Kasturi Kiran Harad**

Residential Flat No. 904, 9th Floor, Building No. B, Wing – B, "**Charms Heritage**", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'21.0"N 73°08'44.9"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

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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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VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9th Floor, Building No. B, Wing – B, "**Charms Heritage**", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Kiran Kanha Harad & Kasturi Kiran Harad**.

Boundaries of the property.

North : Wing - C
South : Wing - A
East : Shankeshwar Presidency
West : Internal 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 **₹ 47,90,319.00 (Rupees Forty-Seven Lakh Ninety Thousand Three Hundred Nineteen Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Auth. Sign.



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Valuation Report of Residential Flat No. 904, 9th Floor, Building No. B, Wing – B, "Charms Heritage", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, 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 10.05.2024 for Bank Loan Purpose
2	Date of inspection	09.05.2024
3	Name of the owner/ owners	Kiran Kanha Harad & Kasturi Kiran Harad
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. 904, 9 th Floor, Building No. B, Wing – B, "Charms Heritage", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Kiran K. Harad (Owner) Contact No. 9011804821
6	Location, street, ward no	Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 39/1, 39/2 of Village – Gauripada
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. = 441.00 (Area as per actual measurement) Carpet Area in Sq. Ft. = 462.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 554.00

		(Capet Area as per Agreement + 20%) All the above areas are within 4% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, 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	₹ 10,000.00 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?	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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2011 (As per Part 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 10.05.2024 for Residential Flat No. 904, 9th Floor, Building No. B, Wing – B, "**Charms Heritage**", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Kiran Kanha Harad & Kasturi Kiran Harad.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 25.12.2020 Between Surjit Singh Rathore (the Transferor) & Kiran Kanha Harad & Kasturi Kiran Harad (the Transferees).
2	Copy of Part Occupancy Certificate No. KDMC / NRV / CC / KV / 786 dated 28.03.2011 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Approved Building Plan No. KDMC / NRV / CC / KV - DOV / 792 - 317 date not visible issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 39/1, 39/2 of Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.3 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Stilt + 10th 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. 9th Floor is having 6 Residential Flat. The building is having 2 Lifts.



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Residential Flat:

The residential flat under reference is situated on the 9th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage + Cupboard Area (i.e. **1BHK with Bath + 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.

Valuation as on 10th May 2024

The Carpet Area of the Residential Flat	:	462.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 years
Cost of Construction	:	554.00 X 2,700.00 = ₹ 14,95,800.00
Depreciation $\{(100-10) \times 13 / 60\}$:	19.50%
Amount of depreciation		₹ 2,91,681.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,545.00 per Sq. M. i.e. ₹ 7,111.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 69,246.00 per Sq. M. i.e. ₹ 6,433.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft. for Flat
Value of property as on 10.05.2024	:	462.00 Sq. Ft. X ₹ 11,000.00 = ₹ 50,82,000.00

(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 10.05.2024	:	₹ 50,82,000.00 - ₹ 2,91,681.00 = ₹ 47,90,319.00
Total Value of the property	:	₹ 47,90,319.00
The realizable value of the property	:	₹ 43,11,287.00
Distress value of the property	:	₹ 38,32,255.00
Insurable value of the property (554.00 Sq. Ft. X 2,700.00)	:	₹ 14,95,800.00
Guideline value of the property (554.00 Sq. Ft. X 6,433.00)	:	₹ 35,63,882.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, Building No. B, Wing – B, "**Charms Heritage**", Charms Heritage 'B' Co-op. Hsg. Soc. Ltd., Behind Water Filter Plant, Godrej Hill, Khadakpada, Village – Gauripada, Kalyan (West), Taluka – Kalyan, District – Thane, PIN



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Code - 421 301, State – Maharashtra, Country – India for this particular purpose at ₹ 47,90,319.00 (Rupees Forty Seven Lakh Ninety Thousand Three Hundred Nineteen Only) as on 10th May 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 10th May 2024 is ₹ 47,90,319.00 (Rupees Forty Seven Lakh Ninety Thousand Three Hundred Nineteen 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

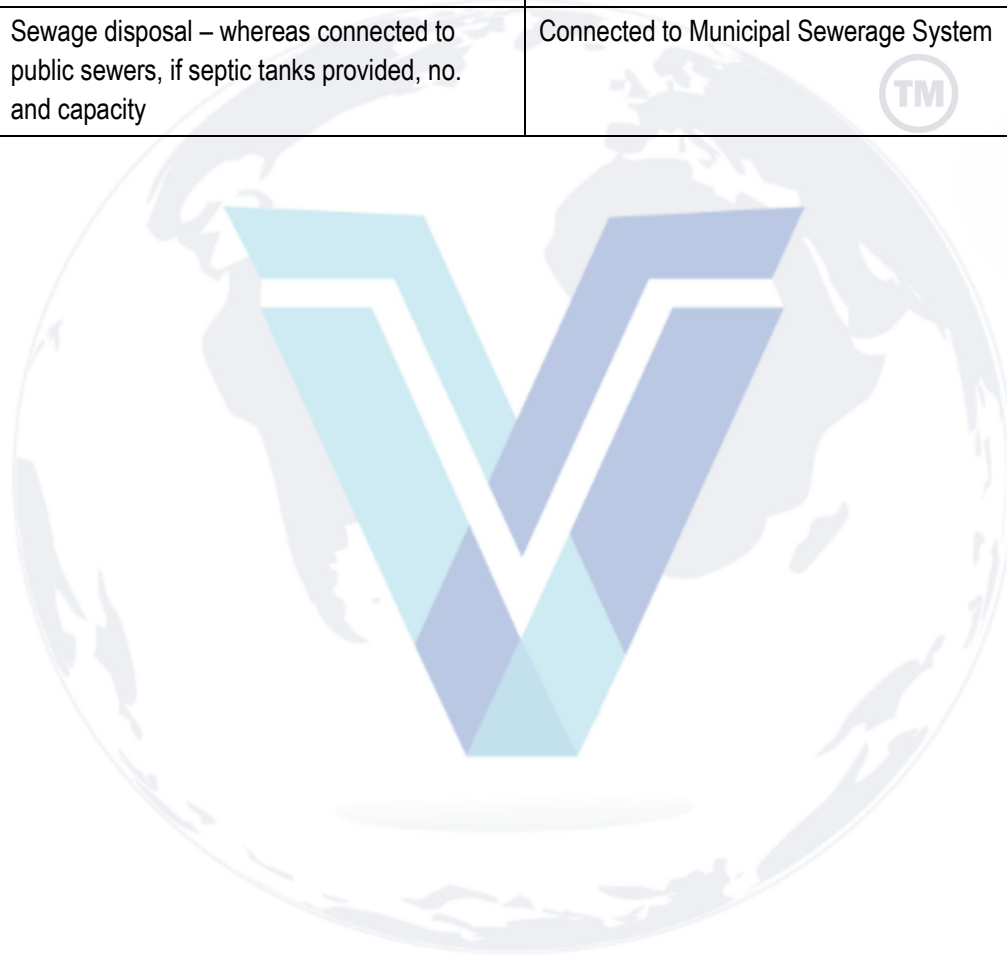
I hereby declare that

- (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:

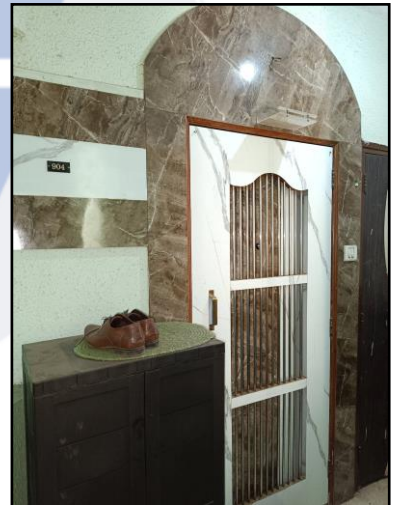
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 10 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	2011 (As per Part Occupancy Certificate)
4	Estimated future life	47 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	2 Lifts

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

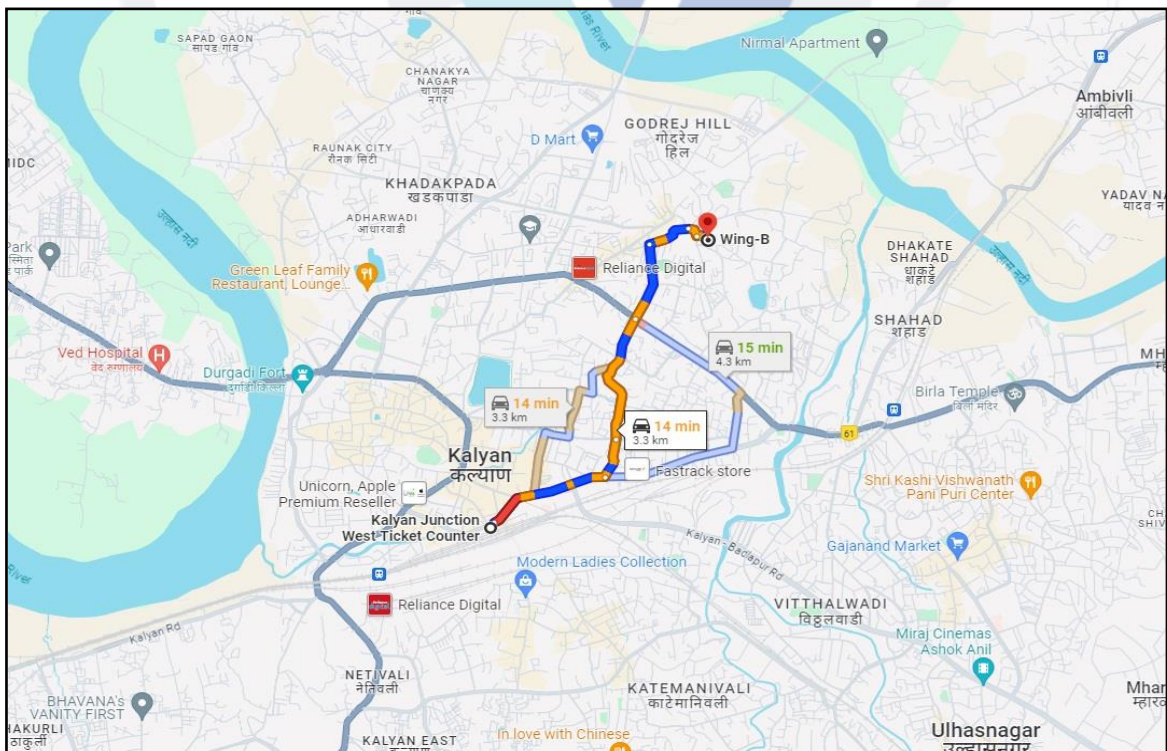


Charms Heritage B-Wing			
FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
101-Mr. NAGAN S. ZAREKAR	201-Mr. SURESH P. PANDIT	301-Mr. SACHIN D. DAIKAR	
102-Mr. RAJESH BHASKAR WARE	202-Mr. MADHUKAR S. SHENDE	302-Mr. SAHAY W. JOSHI	
103-Mr. VIKRANT RAHIMAT BHOYE	203-Mr. BHASKAR S. BACHAV	303-Mr. RAJESH A. YADAV	
104-Mr. VILASRAO ANANDH	204-Mr. JYOTSNA CHAUDHARI	304-Mr. PANKAJ SHAMRAO	
105-Mr. VINAY BASKAR	205-Mr. SURESH S. NAR	305-Mr. VIKAS S. SHETTY	
106-Mr. JAYANT B. DORE	206-Mr. RISHAB D. KANAKALE	306-Mr. M. M. B. DAIKAR	
FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	
401-Mr. SURESH S. PANDIT	501-Mr. SURESH D. SHENDE	601-Mr. PANKAJ SHAMRAO	
402-Mr. GURU MEENA	502-Mr. M. M. J. JAYANT	602-Mr. RAJESH S. SHENDE	
403-Mr. JYOTSNA CHAUDHARI	503-Mr. PANKAJ SHAMRAO	LIC	
404-Mr. SURESH S. PANDIT	504-Mr. SURESH S. SHENDE	604-Mr. SURESH S. SHENDE	
405-Mr. ANAND A. BHASKAR	505-Mr. SURESH S. SHENDE	605-Mr. ANAND A. BHASKAR	
406-Mr. SACHIN D. DAIKAR	506-Mr. SURESH S. SHENDE	606-Mr. SACHIN D. DAIKAR	
SEVENTH FLOOR	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR
701-Mr. S. S. S. S.	801-REFUGE FLAT	901-Mr. SURESH S. SHENDE	
702-Mr. VILAS D. DORE	802-Mr. SURESH S. SHENDE	902-Mr. S. S. S. S.	
703-Mr. CHANDAN ANAND PATEL	803-Mr. SURESH S. SHENDE	903-Mr. SURESH S. SHENDE	
704-Mr. M. M. S. S.	804-Mr. SURESH S. SHENDE	904-Mr. SURESH S. SHENDE	
705-Mr. SURESH S. SHENDE	805-Mr. SURESH S. SHENDE	905-Mr. SURESH S. SHENDE	
706-Mr. SURESH S. SHENDE	806-Mr. SURESH S. SHENDE	906-Mr. SURESH S. SHENDE	
707-Mr. SURESH S. SHENDE	807-Mr. SURESH S. SHENDE	907-Mr. SURESH S. SHENDE	
708-Mr. SURESH S. SHENDE	808-Mr. SURESH S. SHENDE	908-Mr. SURESH S. SHENDE	
709-Mr. SURESH S. SHENDE	809-Mr. SURESH S. SHENDE	909-Mr. SURESH S. SHENDE	
710-Mr. SURESH S. SHENDE	810-Mr. SURESH S. SHENDE	910-Mr. SURESH S. SHENDE	



Route Map of the property

Site u/r



Latitude Longitude - 19°15'21.0"N 73°08'44.9"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.3 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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाने	औद्योगिक एकक (Rs./)	Attribute
18/62-विभाग, 8वें गौरीपाडा या गावातील सर्व मिळकती	20400	72900	83600	90900	83600 चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	72,900.00			
Increase by 5% on Flat Located on 9 th Floor	3,645.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,545.00	Sq. Mtr.	7,111.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,400.00			
The difference between land rate and building rate (A – B = C)	56,145.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	69,246.00	Sq. Mtr.	6,433.00	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

Price Indicators

square yards
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Home > Property in Thane > Flats in Thane > Flats in Kalyan West > 1 BHK Flats in Kalyan West > 1 Bedroom 660 Sq.Ft. Apartment in Kalyan West T...

6 Photos
Map
Laxman Shinde

Valuation Report

₹1,999 ~~₹999~~

- Estimated Market Value
- Rental Value
- Govt. Value

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Charms Heritage Kalyan

1 Bedroom 660 Sq.Ft. Apartment in Kalyan West Thane

Listing ID #6072325

₹ 65 L

- 🏠 1 Bedroom+ Pooja Room
- 🛋️ Unfurnished
- 🚿 1 Bathroom
- 🏠 660 Sq.Ft. (Built-up Area)

Recent Registered Sale • Aug 2023 **₹ 40.80 L** 469 Sq.ft

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99acres
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Post property Free

Home > Projects in Thane Outskirts > Tawri Pada > Charms Heritage

Charms Heritage ♥

Tawri Pada, Kalyan West

No Brokerage
3D Floor Plans Available
+10 Top Facilities

CONSTRUCTION STATUS

Ready To Move

Since Jan, 2012

₹ 44 - 90 L + Charges

PRICE RANGE

1, 2 BHK Apartment

<p style="font-size: x-small;">1 BHK Apartment</p> <p style="font-size: x-small;">Carpet Area 462 sq.ft. (42.92 sq.m.) ▾</p> <p style="font-weight: bold; font-size: 18px;">₹ 44 L + Charges</p>	<p style="font-size: x-small;">2 BHK Apartment</p> <p style="font-size: x-small;">Carpet Area 680 - 704 sq.ft. (63.17 - 65.4 sq.m.) ▾</p> <p style="font-weight: bold; font-size: 18px;">₹ 62 - 90 L + Charges</p>
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Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sales Instances

627771		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2
09-05-2024			दस्त क्रमांक : 6277/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : गौरीपाडा			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6000000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6000000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: , इतर माहिती: मौजे गौरीपाडा,तालुका कल्याण,जिल्हा ठाणे येथील स. नं. 39,हिस्सा नं. 1,स. नं. 39,हिस्सा नं. 2 या जमीन मिलकतीवरील चार्मस हेरीटेज सी-2 को. ऑप. हौसिंग सोसायटी लि.,मधील सदनिका नं. 701,सातवा मजला,विंग सी-2,क्षेत्र 677 चौ. फुट कारपेट((Survey Number : 39/1 ;))		
(5) क्षेत्रफळ	677 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:-सुप्रमा फिल्ड्स -- वय:-63 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 701, सातवा मजला, विंग सी-2, चार्मस हेरीटेज सी-2 को. ऑप. हौसिंग सोसायटी लि., गौरीपाडा, बारावे रोड, कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.- 2): नाव:-गोपाल कृष्णा फिल्ड्स -- वय:-73 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 701, सातवा मजला, विंग सी-2, चार्मस हेरीटेज सी-2 को. ऑप. हौसिंग सोसायटी लि., गौरीपाडा, बारावे रोड, कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्पना गोविंद कणाले -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 12/3, समर्थ कृपा को. ऑप. हौसिंग सोसायटी लि., बिल्ड कॉलेज रोड, कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BCUPK6304C		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	6277/2024		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	360000		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000		
(14)गौरा			
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 **10th May 2024**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of 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 **₹ 47,90,319.00 (Rupees Forty Seven Lakh Ninety Thousand Three Hundred Nineteen 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.