



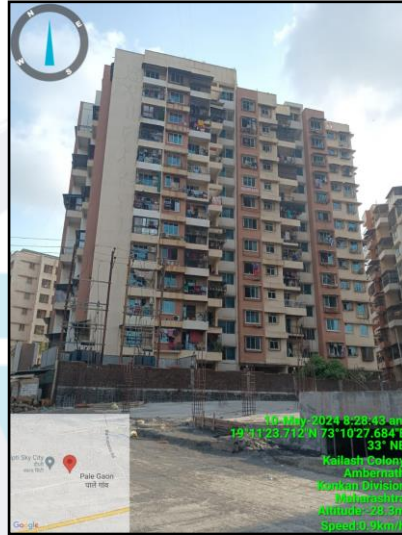
**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **Palak Vijay Sukheja & Vijay Chanderlal Sukheja**

Residential Flat No. 1110, 11<sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1", Palegaon Road, Village – Pale, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'24.5"N 73°10'29.1"E

#### Valuation Done for:

**Cosmos Bank**

**Ambernath Branch**

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambernath (East), 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 :

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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**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1110, 11<sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1", Palegaon Road, Village – Pale, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Palak Vijay Sukheja & Vijay Chanderlal Sukheja**.

### Boundaries of the property.

North : Internal Road & Om Sai Tower  
South : Sai Enclave (Under Construction Building)  
East : JP Harmony  
West : 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 **₹ 29,39,400.00 (Rupees Twenty Nine Lakh Thirty Nine 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**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

**Auth. Sign.**



**Valuation Report of Residential Flat No. 1110, 11<sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1",  
Palegaon Road, Village – Pale, Ambemath (East), Taluka – Ambemath, District – Thane,  
PIN Code – 421 501, 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 Banking Purpose
2	Date of inspection	10.05.2024
3	Name of the owner/ owners	<b>Palak Vijay Sukheja &amp; Vijay Chanderlal Sukheja</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1110, 11 <sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1", Palegaon Road, Village – Pale, Ambemath (East), Taluka – Ambemath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.  <b>Contact Person:</b> Palak Sukheja (Owner) Contact No.: 9890730781
6	Location, street, ward no	Palegaon Road
	Survey/ Plot no. of land	Survey No. 54/3B, 54/3D, 57/1 of Village - Pale
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. = 380.00 Terrace Area in Sq. Ft. = 53.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 321.00</b> <b>Balcony, Cupboard &amp; Open Terrace Area in Sq. Ft. = 105.00</b> <b>Total Carpet Area = 426.00</b> <b>(Area as per Agreement for Sale)</b>

		Built up Area in Sq. Ft. = 469.00 (Total carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Palegaon Road
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per AMC 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	₹ 6,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	<b>SALES</b>		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (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.
	<b>Remark:</b> As per site inspection, the attached open Terrace area is covered with A.C. sheet roofing.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 10.05.2024 for Residential Flat No. 1110, 11<sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1", Palegaon Road, Village – Pale, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Palak Vijay Sukheja & Vijay Chanderal Sukheja**.

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

1	Copy of Agreement for sale dated 30.06.2020 b/w. M/s. Dipti Home Makers Pvt. Ltd. (Vendor) and Palak Vijay Sukheja & Vijay Chanderal Sukheja (Purchaser)
3	Copy of Occupancy Certificate No. Javak No. ANP / NRV / 19 – 20 / 1014 dated 25.10.2019 issued by Ambernath Municipal Council.
4	Copy of RERA Certificate No. P51700013777 dated 25.10.2017

### LOCATION:

The said building is located at Survey No. 54/3B, 54/3D, 57/1 of Village - Pale. The property falls in Residential Zone. It is at a travelling distance 3.5 Km. from Ambernath railway station.

### BUILDING:

The building under reference is having Part Ground + Part Stilt + 12 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. 11<sup>th</sup> Floor is having 10 Residential Flat. 2 Lift are provided in building.

### Residential Flat:

The property is a Residential Flat located on 11<sup>th</sup> Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath + WC + Terrace Area. The residential flat is finished with Vitrified tiles flooring, Teak wood door



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frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.

### Valuation as on 10th May 2024

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>426.00 Sq. Ft.</b>
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### Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	05 years
Cost of Construction	:	469.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,13,200.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 29,260.00 per Sq. M. i.e. ₹ 2,718.00 per Sq. Ft.
<b>Value of property as on 10.05.2024</b>	<b>:</b>	<b>426.00 Sq. Ft. X ₹ 6,900.00 = ₹ 29,39,400.00</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>Total Fair value of the property as on 10.05.2024</b>	<b>:</b>	<b>₹ 29,39,400.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 29,39,400.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 26,45,460.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 23,51,520.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 13,13,200.00</b>
<b>Guideline Value of the property</b>	<b>:</b>	<b>₹ 12,74,742.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1110, 11<sup>th</sup> Floor, Building Type - A, "J. P. Regency Phase - 1", Palegaon Road, Village – Pale, Ambemath (East), Taluka – Ambemath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India for this particular purpose at ₹ 29,39,400.00 (Rupees Twenty Nine Lakh Thirty Nine Thousand Four Hundred Only) as on 10th 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 **10th May 2024 is ₹ 29,39,400.00 (Rupees Twenty Nine Lakh Thirty Nine 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:



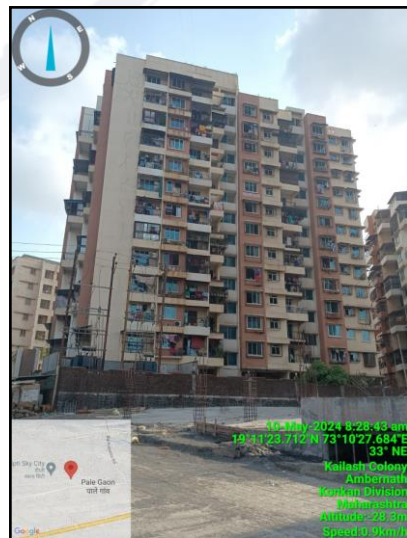
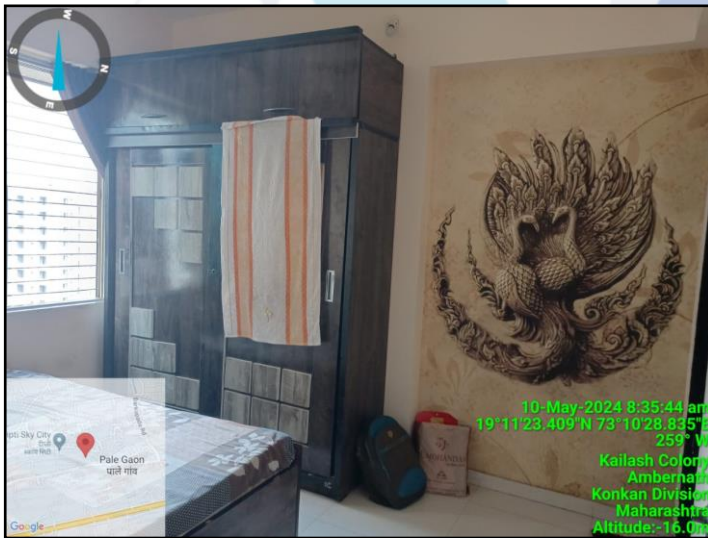
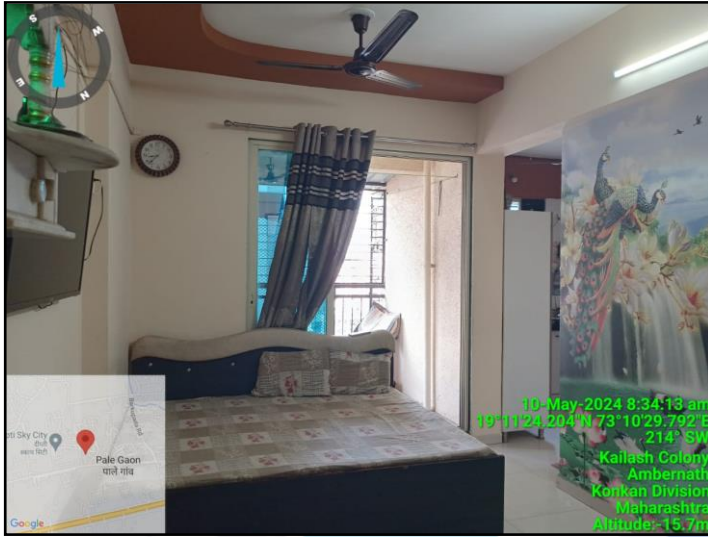
**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 11 <sup>th</sup> Floor
3	Year of construction	2019 (As per Occupancy Certificate.)
4	Estimated future life	55 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 MS safety door
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	6'.0" High, R.C.C. column with B. B. masonry wall
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



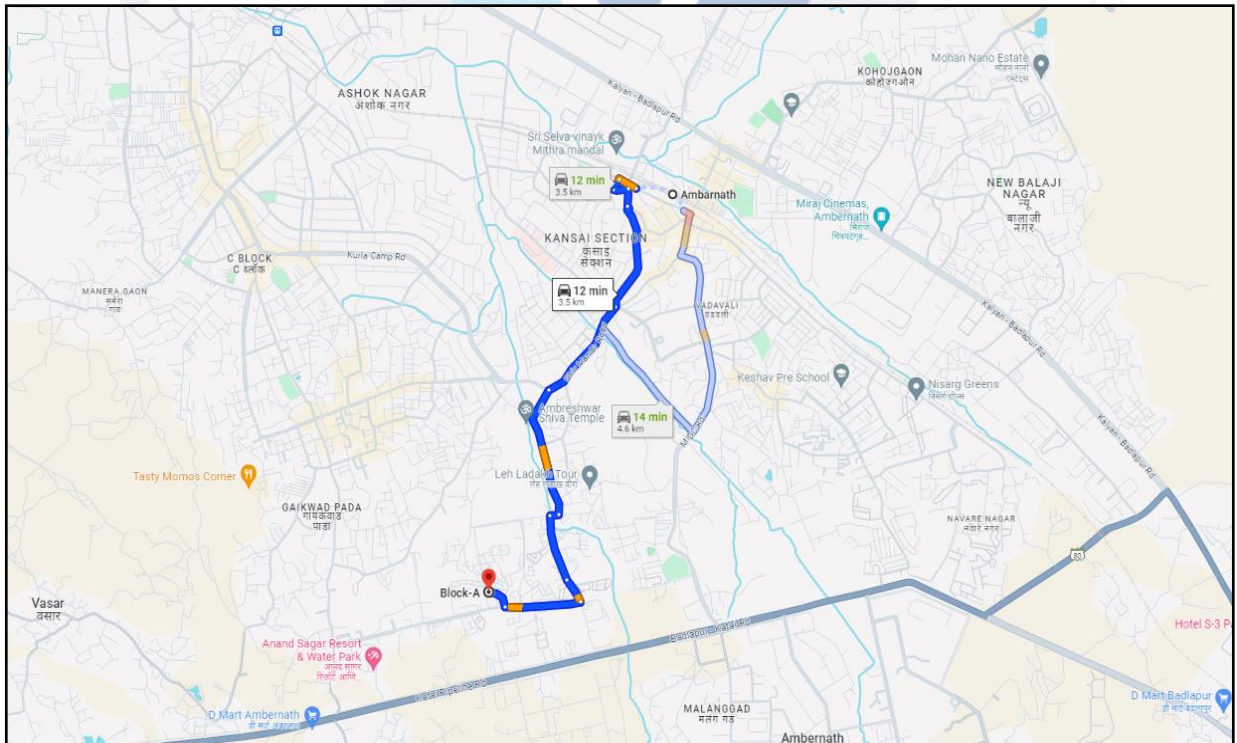
### Actual site photographs





# Route Map of the property

Site u/r



**Latitude Longitude - 19°11'24.5"N 73°10'29.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Ambemath – 3.5 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 )

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Vibhag Number: **2**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	466100	हेक्टर
जिरायत शेत जमीन	1.26-2.50	616700	हेक्टर
जिरायत शेत जमीन	2.51-5.00	713500	हेक्टर
जिरायत शेत जमीन	5.01-7.50	945300	हेक्टर
जिरायत शेत जमीन	7.51-10.00	1092400	हेक्टर
जिरायत शेत जमीन	10.01-12.50	1145800	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	1292000	हेक्टर
निवासी	0-0.00	26600	चौरस मीटर
12			

# Price Indicators

**NOBROKER**

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**1 BHK Flat in Jp Regency For Sale in Ambemath East**  
Pipeline Road, Pale Gan, Ambemath East, Mumbai, Maharashtra, INDIA

**₹ 42 Lacs**  
Non-negotiable

**₹ 24,072/Month**  
Estimated EMI

**700**  
Sq.Ft

Need Home Loan ?  
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Home / Flats for Sale in Mumbai / Flats for Sale in Ambemath / 1bhk Flat for Sale in Ambemath / Property Details

<b>1 Bedroom</b> <small>No. of Bedroom</small>	Jan 11, 2024 <small>Posted On</small>
<b>2 Bathroom</b> <small>No. of Bathroom</small>	Immediately <small>Possession</small>
<b>3</b> <small>Bedroom</small>	Jp Regency <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	None <small>Power Backup</small>

**Get Owner Details**

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

**Overview**

<small>Age of Building</small>	5-5 Years	<small>Ownership Type</small>	Self Owned
<small>Maintenance Charges</small>	₹2.6 Per Sq. Ft/M	<small>Flooring</small>	NA
<small>Buildup Area</small>	700 Sq.Ft	<small>Carpet Area</small>	450 Sq.Ft
<small>Furnishing Status</small>	Semi <a href="#">Furnish now</a>	<small>Facing</small>	East
<small>Floor</small>	8/11	<small>Parking</small>	Bike And Car

**Activity On This Property**

Unique Views
  Shortlist
  Contacted

Powered by: NBEstimate

**Similar Properties**

**1 BHK Flat in Jp Harmony For Sale in Ambemath**  
Kalshah Society, Ambemath, Housing Society Maharashtra 421015, India

99acres

Home > Flats in Thane Outsides > Flats in Ambemath > Flats in Ambemath East > 1 BHK Flats in Ambemath East > 30 to 35 Lakh

Posted on Feb 12, 2024 | Ready to move

**₹ 32 Lac** @ 1,00,000 per sq.m.  
Estimated EMI ₹ 25,559

**1BHK 1Bath**  
 Flat/Apartment for Sale  
in JP Regency, Ambemath East, Thane

RERA STATUS
REGISTERED
 Registration No: P51700013777 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#)
[Society](#)
[Owner Details](#)
[Price Trends](#)
[Registry Record](#)
[Society Reviews](#)

Property (9) Society (16)

Photos (1/9)

<small>Area</small> Carpet area: 344.32 sq.ft. <small>(32 sq.m.)</small>	<small>Configuration</small> 1 Bedroom, 1 Bathroom, 1 Balcony
<small>Price</small> ₹ 32 Lac+ Govt Charges & Tax @ 1,00,000 per sq.m.	<small>Address</small> JP Regency Ambemath East, Thane
<small>Floor Number</small> 5 <sup>th</sup> of 12 Floors	<small>Property Age</small> 1 to 5 Year Old <a href="#">View Construction Status</a>

**Places nearby**  
510, Ambemath East, Thane [View All \(9\)](#)

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Home > Property in Thane > Ambemath East > Apartment in Ambemath East > 1 BHK > 600 Sq-ft
Posted on: Jan 05, 24 Property ID: 63957061

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Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹35.0 Lac

EMI - ₹16k | [How much loan can I get?](#)

1 BHK Flat For Sale in JP Regency, **Ambemath East, Thane**

🛏 1Bed
🛁 1Bath
🏠 1Balcony
🏠 Furnished

Carpet Area <b>491 sqft</b> ₹7,128/sqft	Developer <b>JP Developers</b>	Project <b>JP Regency</b>
Floor <b>1 (Out of 12 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Furnished Status <b>Furnished</b>	Age Of Construction <b>New Construction</b>	

Contact Owner
Get Phone No.

Contact Owner

Sachin Brid -91-98XXXXXXX

Get Phone No.

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Home > Property in Thane > Ambemath East > Apartment in Ambemath East > 1 BHK > 550 Sq-ft
Posted on: Apr 14, 24 Property ID: 67523891

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1 BHK Flat For Sale in JP Regency, **Ambemath East, Thane**

🛏 1Bed
🛁 1Bath
🏠 1Balcony
🏠 Unfurnished

Carpet Area <b>450 sqft</b> ₹6,667/sqft	Developer <b>JP Developers</b>	Project <b>JP Regency</b>
Floor <b>8 (Out of 11 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing <b>North - West</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>

Contact Owner
Get Phone No.

Contact Owner

kunal kadam -91-98XXXXXXX

Get Phone No.

Download Brochure

👤 Last contact made 21 days ago



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## Sale Instances

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्ता क्रमांक : 2862/2024 नोंदणी : Regn 63m
2862/18 10-05-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.		
गावाचे नाव : पाते		
(1) विविध प्रकारांचा प्रकार	करारनामा	
(2) मोबदला	1850000	
(3) बाजारभाव, भाडेपट्टेच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	1396000	
(4) भू, मापन, प्लॉट/हिसा व घरकामांक (असल्यास)	1) पातिकेचे नाव-अंबरनाथइतर वर्णन : इतर माहिती: मोजे- पाते, ता. अंबरनाथ, जि. ठाणे, सव्हे नं. 54, हिस्सा नं. 3ब, सव्हे नं. 54, हिस्सा नं. 4अ, सव्हे नं. 57, हिस्सा नं. 1, सव्हे नं. 57, हिस्सा नं. 2, सव्हे नं. 131, हिस्सा नं. 8 1/अ 2, क.एकूण क्षेत्र 12783.63 चौ. मी. त्यावरील जेपी रिजेन्सी, विंग सी, या इमारतीमधील फ्लॉट नं. 006, तळ मजला, क्षेत्र 23.955 चौ. मी. कारपेट. (( Survey Number : 54/3ब व इतर : ))	
(5) क्षेत्रकळ	23.955 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या विवृण देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पता.	1): नाव-मे. जेपी डेव्हलपर्स लॉक भागीदार रजितकुमार आर. परेत यांच्या तर्फे का.ज.करिता कु.मु. म्हणून बुद्धसागर सिरसाट - वय-31 पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. कार्यालयीन पत्ता शोध नं.6, जे. पी. रिजेन्सी, अंबरनाथ गाव जवळ, पाते, जि. ठाणे, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421501 पिन नं.-AAIF39337M	
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पता.	1): नाव-मिना कियोर अल्हाट - . वय-33; पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. राहणार फ्लॉट 207, दुसरा मजला विलिंग नं. 2 वासिकी नगर, उल्हासनगर 5, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421005 पिन नं.-B922A1661L 2): नाव-किशोर हरी अल्हाट - . वय-41; पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. राहणार फ्लॉट 207, दुसरा मजला विलिंग नं. 2 वासिकी नगर, उल्हासनगर 5, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421005 पिन नं.-ANUPA8673J	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2024	
(11) अनुमतीक, खंड व पुढ	2862/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	111000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18500	
(14) शीरा		
मुयंकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्ता क्रमांक : 4486/2024 नोंदणी : Regn 63m
4486/18 10-05-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.		
गावाचे नाव : पाते		
(1) विविध प्रकारांचा प्रकार	करारनामा	
(2) मोबदला	2900000	
(3) बाजारभाव, भाडेपट्टेच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	2248000	
(4) भू, मापन, प्लॉट/हिसा व घरकामांक (असल्यास)	1) पातिकेचे नाव-अंबरनाथइतर वर्णन : इतर माहिती: मोजे- पाते, ता. अंबरनाथ, जि. ठाणे, सव्हे नं. 54, हिस्सा नं. 3ब, सव्हे नं. 54, हिस्सा नं. 4अ, सव्हे नं. 57, हिस्सा नं. 1, सव्हे नं. 57, हिस्सा नं. 2, सव्हे नं. 131, हिस्सा नं. 8 1/अ 2, क.एकूण क्षेत्र 12783.63 चौ. मी. त्यावरील जेपी रिजेन्सी, विंग सी, या इमारतीमधील फ्लॉट नं. 103, पहिला मजला, क्षेत्र 31.772 चौ. मी. कारपेट. (( Survey Number : 54/4अ व इतर : ))	
(5) क्षेत्रकळ	31.772 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या विवृण देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पता.	1): नाव-मे. जेपी डेव्हलपर्स लॉक भागीदार रजितकुमार आर. परेत यांच्या तर्फे का.ज.करिता कु.मु. म्हणून बुद्धसागर सिरसाट - वय-33 पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. कार्यालयीन पत्ता - डी 16, धर्माजी परेत, अंबरनाथ गाव, सिड मंदिर रोड, अंबरनाथ पूर्व, जि. ठाणे, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड-421501 पिन नं.-AAIF39337M	
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पता.	1): नाव-जगदीसन शंकर मल्लारयु - . वय-39; पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. राहणार रूम नं. 12, बुद्ध मंदिर समोर, विंग शक्ती चाळ, चाळ नं. 19, कामराज नगर, व्ही. एन मार्ग, घाटकोपर पूर्व, मुंबई, रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड-400017 पिन नं.-DFYPA08925F 2): नाव-शक्ति कादीसन मल्लारयु - . वय-39; पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- , ब्लॉक नं. राहणार रूम नं. 12, बुद्ध मंदिर समोर, विंग शक्ती चाळ, चाळ नं. 19, कामराज नगर, व्ही. एन मार्ग, घाटकोपर पूर्व, मुंबई, रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड-400017 पिन नं.-B71PK12407F	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024	
(11) अनुमतीक, खंड व पुढ	4486/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	174000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29000	
(14) शीरा		
मुयंकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



## **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 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.

### 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 **₹ 29,39,400.00 (Rupees Twenty Nine Lakh Thirty Nine Thousand Four Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.