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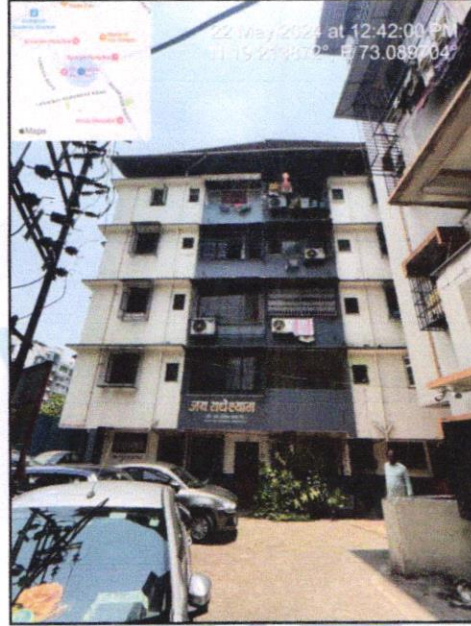
MSME Reg No: UDYAM-MH-18-0083617

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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: **Mrs. Shubhada Ajit Kale**

Residential Flat No. 9, Ground Floor, "**Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.**", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'48.8"N 73°05'23.8"E

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane, PIN Code - 400605, 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. 9, Ground Floor, "Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mrs. Shubhada Ajit Kale**.

Boundaries of the property.

North : Dr. Rajendra Prasad Road / Bapuji CHSL
South : Open Plot
East : Open Plot
West : Nav Radheshyam CHSL

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 **₹ 15,80,960.00 (Rupees Fifteen Lakh Eighty Thousand Nine Hundred Sixty 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.24 14:30:51 +05'30'

Avinad

Auth. Sign.



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

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Valuation Report of Residential Flat No. 9, Ground Floor, "Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 24.05.2024 for Banking Purpose
2	Date of inspection	22.05.2024
3	Name of the owner/ owners	Mrs. Shubhada Ajit Kale
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 9, Ground Floor, "Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India. Contact Person: Mr. Tejas Pramod Sheth (Seller's Son) Contact No. 8369812036
6	Location, street , ward no	Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane
7	Survey/ Plot no. of land	Survey No. 21, Hissa No. 3 (Part) of Village - Gajbandhan Patharli
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. = 160.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 160.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Gokhale Compound, R. P. Road, Village – Gajbandhan Pathari, Dombivali (East), Taluka - Kalyan, District - Thane
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Yes
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per DMC 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	₹ 3,300.00 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.
		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	Year of Completion – 1981 (As per Building 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.
<p>Remark: As per Site Inspection, Actual Total Carpet area & Built-Up Area mentioned in the documents is almost same. We have considered area mentioned in the documents, hence, to give proper weightage to the value the property, higher rate i.e. 11,300/- per Sq. Ft. on Built up is considered.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 24.05.2024 for Residential Flat No. 9, Ground Floor, "**Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.**", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mrs. Shubhada Ajit Kale**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.05.2024 Mr. Pramod Dalsukhlal Sheth (The Transferor / Seller) Mrs. Shubhada Ajit Kale (The Transferee / Purchasers)
2	Copy of Building Completion Certificate No. DOM / PWD / 1673 dated 23.02.1981 issued by Dombivli Municipal Council.

LOCATION:

The said building is located at Survey No. 21, Hissa No. 3 (Part) of Village - Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at travelling distance of 750M. from Dombivli railway station.

BUILDING:

The building under reference is having Ground + 4 Upper Floor. 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 is used for residential purpose. Ground Floor is having 20 Residential Flats. The building is not having lift.

Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of Living Room + Bathroom + WC + Passage (i.e., **1 Room with Bathroom + WC**). The residential flat is finished with Mosaic flooring, Teak Wood door frame with flush shutter with MS safety door, Openable Wooden frame glass windows & Open plumbing & Casing Capping electrification.



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Valuation as on 24th May 2024

The Built-up Area of the Residential Flat	:	160.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1981 (As per Building Completion certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	43 Year
Cost of Construction	:	160.00 Sq. Ft. X ₹ 2,200.00 = ₹ 3,52,000.00
Depreciation $\{(100-10) \times 43\} / 60$:	64.50%
Amount of depreciation	:	₹ 2,27,040.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,900.00 per Sq. M. i.e., ₹ 7,144.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 56,174.00 per Sq. M. i.e., ₹ 5,219.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,300.00 per Sq. Ft.
Value of property as on 24.05.2024	:	₹ 160.00 Sq. Ft. X ₹ 11,300.00 = ₹ 18,08,000.00

(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 24.05.2024	:	₹ 18,08,000.00 - ₹ 2,27,040.00 = ₹ 15,80,960.00
Total Value of the property	:	₹ 15,80,960.00
The Realizable value of the property	:	₹ 14,22,864.00
Distress value of the property	:	₹ 12,64,768.00
Insurable value of the property (160.00 X 2,200.00)	:	₹ 3,52,000.00
Guideline value of the property (160.00 X 5,219.00)	:	₹ 8,35,040.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 9, Ground Floor, "Jay Radheshyam 'B' Building Co-Op. Hsg. Soc. Ltd.", Gokhale Compound, R. P. Road, Village – Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 15,80,960.00 (Rupees Fifteen Lakh Eighty Thousand Nine Hundred Sixty Only) as on 24th 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 **24th May 2024 is ₹ 15,80,960.00 (Rupees Fifteen Lakh Eighty Thousand Nine Hundred Sixty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3.	Year of construction	1981 (As per Building Completion Certificate)
4.	Estimated future life	17 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 shutter with MS safety door, Openable Wooden frame glass windows



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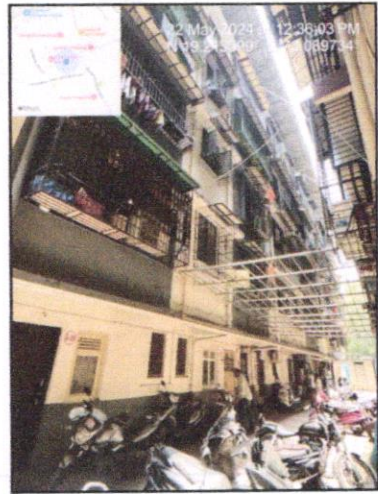
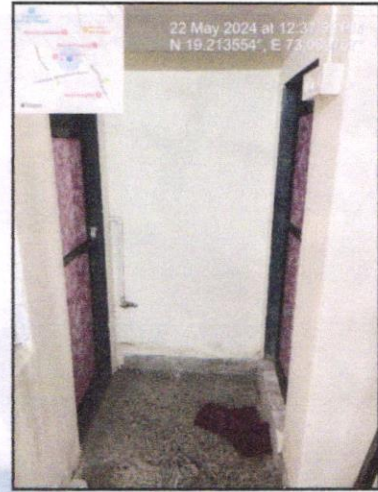
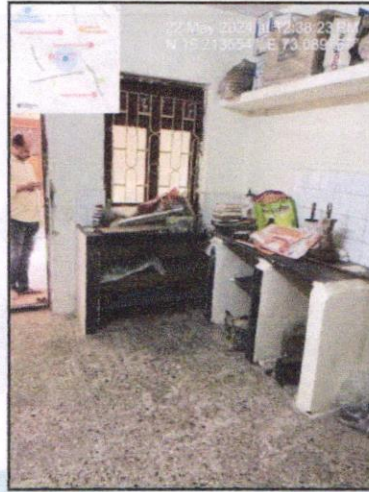
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10	Flooring	Mosaic flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Open plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Casing Capping electrification
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	No 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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'48.8"N 73°05'23.8"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 750 K)



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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 (वाजारमूल्य दर पत्रक आवृत्ती 2.0)						
Home		Valuation Guidelines User Manual				
Year	2024-2025	Language	English			
Selected District	Thane	Select Taluka	Kalyan			
Select Village	Cavache Nav : Gajabandhan Patharli					
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones					
Select	उपविभाग	भूमी इतरीत	निवासी मरमिका	अंकीय दुरावे	अपीयनिक	एकक (म्स./)
SurveyNo	8/30-विभाग 18 अ. पावली - पत्र नोंदणपासून इतिवक्तें जाणतय वाणपावलीकरीत इतरीत वार अखलेवत विककती	18100	49300	6260068400	62600	चौ मीटर
SurveyNo	8/31-विभाग 18 अ. 2. चौके व डाकुली पोवत मर अखलेवत पावली पावला भाग रि. म. न.	18300	45300	5230062200	52300	चौ मीटर
SurveyNo	8/34-विभाग 18 अ. 1 म. 3. पावली मरुन जाणत. वा साणपावली रोकवत चौकी वा कुवत चौकी वार अखलेवत विककती (इतर वाकिकती न्युनितियत हरी पवीत)	19400	47700	5830070900	58300	चौ मीटर
SurveyNo	8/35-विभाग 18 अ. 2 म. 3. पावली मरुन जाणत. वा साणपावली रोकवत दुनपती चौकी विककती (दुन्या वाकिकती मरु हरीपासून नोंदणीकते इतिवक्तें अखण-वा साणपावली रोक वतीकवत विककती) सरी मरुन	23200	87900	7750085100	77500	चौ मीटर
SurveyNo	8/36-विभाग 18 अ. 1 पावली (दुन्याविकतय वाणपावलीकरीत वार, वाकिकती न्युनितियत जाणत (इतर इतर जाणत) इतर - पत्र नोंदणीकते इतर (चौक) चौके व डाकुली इतर मरु अखलेवत पावली भाग	28700	76900	8810097300	88100	चौ मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	76,900.00			
No Reduced, Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	76,900.00	Sq. Mtr.	7,144.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	28,700.00			
The difference between land rate and building rate (A – B = C)	48,200.00			
Depreciation Percentage as per table (D) [100% - 43%] (Age of the Building – 43 Years)	57%			
Rate to be adopted after considering depreciation [B + (C x D)]	56,174.00	Sq. Mtr.	5,219.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

square yards Thane Buy Rent Projects Agents Services Resources

Home Property in Thane Flats in Thane Flats in Dombivli East 1 BHK Flats in Dombivli East 1 Bedroom 450 Sq Ft. Apartment in Dombivli East

135 Views Compare

Jay Radheshyam CHS
1 Bedroom 450 Sq.Ft. Apartment in Dombivli East Thane
 Listing ID #6157625
₹ 45 L

1 Bedroom
 Unfurnished
 1 Bathroom
 450 Sq Ft. (Built-up Area)
 Community View

Recent Registered Sale Nov 2023 ₹ 37.50 L 540 Sq Ft.

Whatsapp Request for Call

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

More Offers

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1 BHK Flat in Jay Radheshyam CHS For Sale in Ja... ₹ 48 Lacs ₹ 27,510/Month 470 Sq Ft. Need Home Loan? Apply Loan

Home Flats for Sale in Mumbai Flats for Sale in Dombivli 1bhk Flat for Sale in Dombivli Property Details

Photos Location Shortlist

1 Bedroom 100 sq. Feet
 2 Bathroom 100 sq. Feet
 NA Sec 25
 Car Parking

May 5, 2024
 Immediately
 Jay Radheshyam CHS
 Partial

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Nearby: Tilak Cinema New Modern Cafe Gopi Cine Mall PP Chambers Raj Vaibhav Complex

Overview

Age of Building >10 Years
 Ownership Type Self Owned
 Maintenance Charges ₹ 1.5 Per Sq. Ft/M
 Flooring NA
 Builtup Area 470 Sq. Ft.
 Furnishing Status Fully Furnished

Activity On This Property
 40 Unique Views 0 Shortlists 0 Contacted
 Powered By NBEstimate

Similar Properties



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Sales Instance

गावाचे नाव : गं.भा.पाथर्ली	
1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3750000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3280934.16
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :- इतर माहिती: , इतर माहिती: विभाग न. 8/32 दर रु. 64800/- मौजे गं.भा. पाथर्ली येथील सर्वे न. 21 हिस्सा न. 3 पार्ट, सी.टी.एस. न. 11352 या वरील जय राधेश्याम कॉ-ऑप हौसिंग सोसायटी लि. डॉ राजेंद्रप्रसाद रोड, रामनगर, डोंबिवली पूर्व, सदनिका न. 111, सी विंग, पहिला मजला, क्षेत्रफळ 545 चौ.फूट. बांधीव (C.T.S. Number : 11352, S.no. 21 H.no 3 Part ;)
5) क्षेत्रफळ	545 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:- सुशीला जेठालाल विठ्ठिवोरा - - वय:-56 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: Q-408, नवनीत नगर रेसिडेन्सी, देसलेपाडा, भद्रा कॉम्प्लेक्स जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAJPV8385N 2): नाव:- जेठालाल भावानजी विठ्ठिवोरा - - वय:-60 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: Q-408, नवनीत नगर रेसिडेन्सी, देसलेपाडा, भद्रा कॉम्प्लेक्स जवळ, डोंबिवली पूर्व, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-421201 पॅन नं:-AFHPS4117A
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हेमांगी सुरेश देविया - - वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-16, तिसरा मजला, प्रेरणा आशिष सोसायटी, शिव मंदिर रोड, संगीतवाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEBPD9880N 2): नाव:- भरती शाह - - वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वॉर्ड नं. 15, पाणी टांकी javal, शनिचरा बाजार, छिंदवासा, मध्यप्रदेश, आर्डा-1 प्रदेश, छिंदवाडा. पिन कोड:-480001 पॅन नं:- AJSPS7381P 3): नाव:- सुन्दरबेन रतनसी गंगार - - वय:-82; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 214/बी टॅनंट बिल्डिंग, ओम मातुश्री सोसायटी, एल टी रोड, रेल्वे स्टेशन समोर, दहिसर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2022
10) दस्त नोंदणी केल्याचा दिनांक	28/11/2022
11) अनुक्रमांक, खंड व पृष्ठ	15656/2022
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	262500
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शोरा	
मुद्रांकनासाठी 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 **24th 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 ₹ 15,80,960.00 (Rupees Fifteen Lakh Eighty Thousand Nine Hundred Sixty 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: 2024.05.24 14:31:18 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

