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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pooja Surya Bhandari & Mr. Surya Narayna Bhandari**

Residential Flat No. 001, Ground Floor, "**Vighnesh Tower Co-Op. Hsg. Soc. Ltd.**", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'07.0"N 73°00'02.7"E

Intended User

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

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

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 001, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Pooja Surya Bhandari & Mr. Surya Narayna Bhandari.**

Boundaries of the property

North : On Shiv Vastu Bungalow
South : Aarogya Hospital & Pune Mumbai Highway
East : Shree Chaitanya Heights
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 **₹ 40,87,500.00 (Rupees Forty Lakh Eighty Seven Thousand Five 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

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

Encl: Valuation report

Auth. Sign.



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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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Valuation Report of Residential Flat No. 001, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.",
Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605,
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 27.05.2024 for Bank Loan Purpose
2	Date of inspection	18.05.2024
3	Name of the owner/ owners	Mrs. Pooja Surya Bhandari & Mr. Surya Narayna Bhandari
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Residential Flat No. 001, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India. Contact Person: Mr. Manish Singh (Tenant) Contact No. 8108061090
6	Location, street, ward no	Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605
	Survey/ Plot no. of land	Survey No. 49, Hissa No. 11, of Village – Kalwa
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. = 362.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 333.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 400.00



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		(Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605
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?	Tenant Occupied - Mr. Manish Singh - (Apex Diagnosis Centre) Occupied Since – Last 4 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC norms Percentage actually utilized – Details not available

26	RENTS		
	(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	₹ 16,000.00 Present 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 – 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.
	<i>Remark:</i> As per site inspection, the Residential flat used as Commercial Purpose. It is used by Apex Diagnosis Centre.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 27.05.2024 for Residential Flat No. 001, Ground Floor, "**Vighnesh Tower Co-Op. Hsg. Soc. Ltd.**", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Pooja Surya Bhandari & Mr. Surya Narayna Bhandari.**

We are in receipt of the following documents:

1	Copy of Agreement for Development dated 31.03.2021 between M/s. Shree Siddhivinayak Enterprises (The Builder) and Mrs. Pooja Surya Bhandari & Mr. Surya Narayna Bhandari (The Purchaser's).
2	Copy of Full Occupancy Certificate V.P. No. 640 / 18 / TMC / TDD / 3258 dated 22.10.2019 issued by Tahne Municipal Corporation.
3	Copy of Commencement Certificate V.P. No. 640 / 18 / TMC / TDD / 1132 dated 05.11.2018 issued by Tahne Municipal Corporation.

LOCATION:

The said building is located at Survey No. 49, Hissa No. 11, of Village – Kalwa, Thane. The property falls in Residential Zone. It is at a walkable distance 2.3 Km. from Kalwa railway station.

BUILDING:

The building under reference is having Stilt + 7 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 normal. The building is used for residential purpose. Ground Floor is having 6 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the Ground Floor. As per site inspection, the Residential flat used by Commercial Purpose. It is used as Apex Diagnosis Centre. It consists of Reception Area + Lab + Sonography



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Room + X-Ray Room + W.C + Bath. It is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 27th May 2024

The Carpet Area of the Residential Flat	:	333.00 Sq. Ft.
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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	:	400.00 X 2,500.00 = ₹ 10,00,000.00
Depreciation $\{(100-10) \times 05 / 60\}$:	7.50%
Amount of depreciation	:	₹ 75,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,800.00 per Sq. M. i.e., ₹ 7,135.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 74,275.00 per Sq. M. i.e., ₹ 6,900.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,500.00 per Sq. Ft.
Value of property as on 27.05.2024	:	333.00 Sq. Ft. X ₹ 12,500.00 = ₹ 41,62,500.00

(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 27.05.2024	:	₹ 41,62,500.00 - 75,000.00 = 40,87,500.00
Total Value of the property	:	₹ 40,87,500.00
The realizable value of the property	:	₹ 36,78,750.00
Distress value of the property	:	₹ 32,70,000.00
Insurable value of the property (400.00 X 2,500.00)	:	₹ 10,00,000.00
Guideline value of the property (400.00 X 6,900.00)	:	₹ 27,60,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 001, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 40,87,500.00 (Rupees Forty Lakh Eighty-Seven Thousand Five Hundred Only)**. as on 27th May 2024.

NOTES

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 27th May 2024 is **₹ 40,87,500.00 (Rupees Forty Lakh Eighty-Seven Thousand Five Hundred Only).**

1. 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

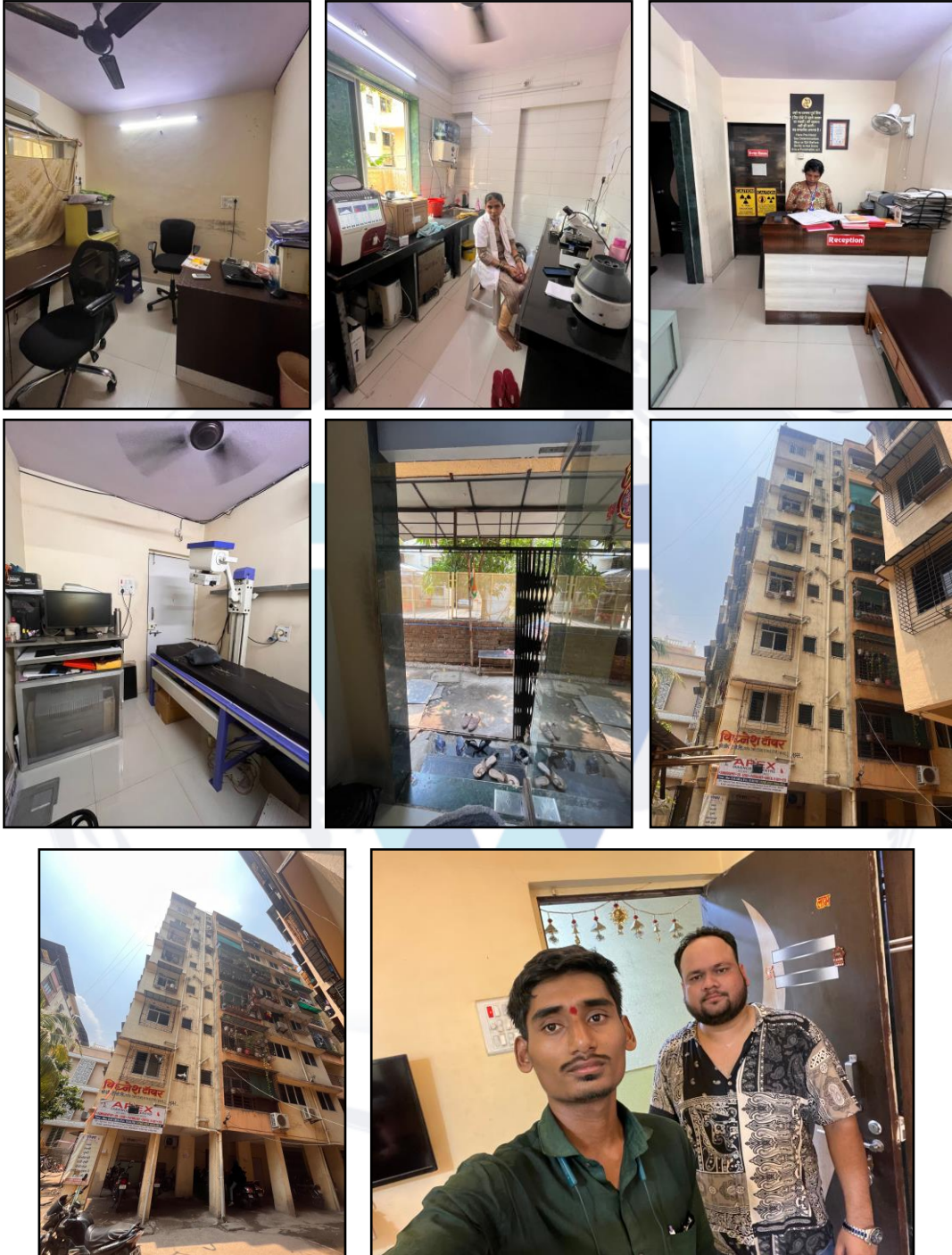
I hereby declare that

- (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

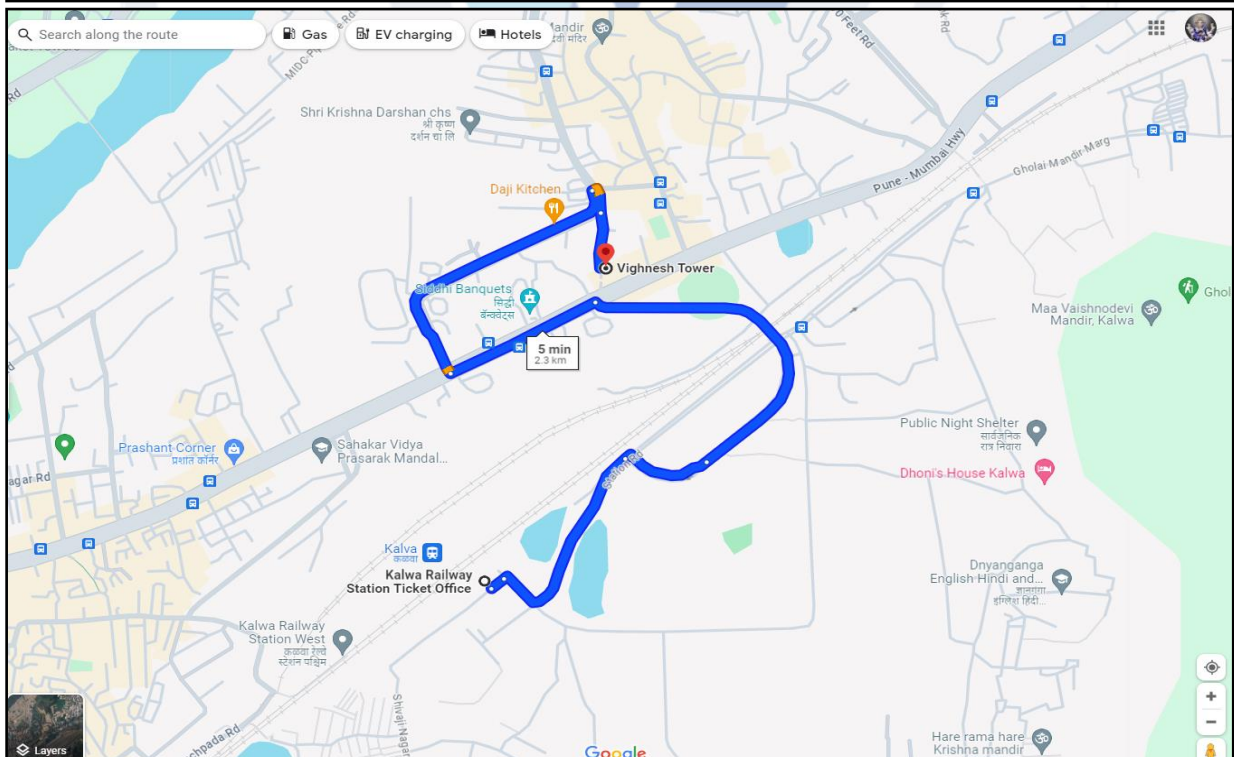
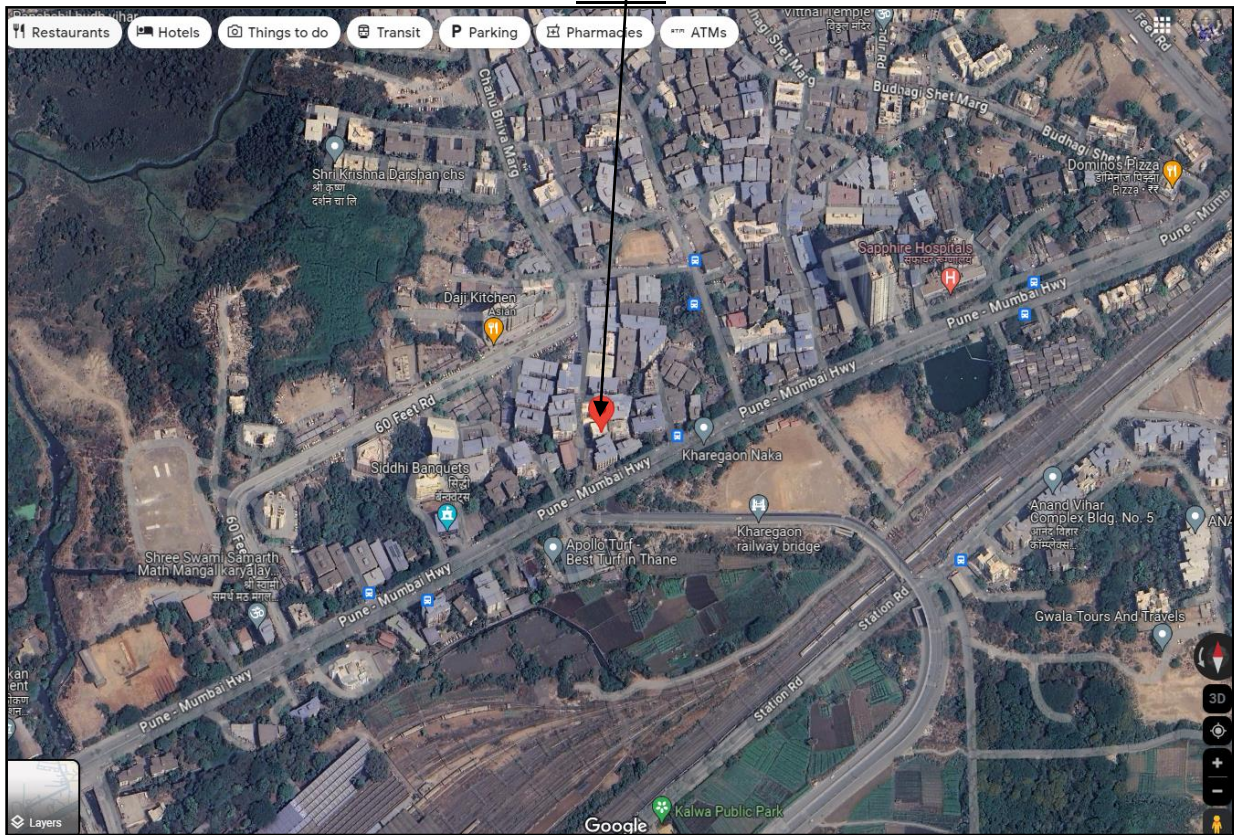
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3	Year of construction	2019 (As per Occupancy Certificate)
4	Estimated future life	55 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, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering with POP finished
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	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

Actual site photographs



Route Map of the property

Site: ulr



Latitude Longitude - 19°12'07.0"N 73°00'02.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 2.3 Km.)




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Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guideline
LOGOUT



Valuation For Urban Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Kokan [Help on Division](#)

District Name	ठाणे	Taluka Name	ठाणे	Village/Zone Name	गावाचे नाव : कळवा
Attribute	इतर			SubZone Name	14/52/D-10ब) मवई पुणे 1
Mahapalika Area	Navi Mumbai Muncpal				

Open Land	Residence	Office	Shop	Industry	Unit
26300	76800	88100	106000	88100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	76,800.00			
No Increase by Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,800.00	Sq. Mtr.	7,135.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A – B = C)	50,500.00			
Depreciation Percentage as per table (D) [100% - 5%] (Age of the Building – 5 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	74,275.00	Sq. Mtr.	6,900.00	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

magicbricks
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Login ▾ Post Property FREE

Posted on: May 21, 24 Property ID: 72514175

₹70.0 Lac EMI - ₹32k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Vaishnavi CHS, **Kharegaon, Thane**

1 Bed | 1 Bath | Furnished

Carpet Area 580 sqft ₹12,069/sqft	Project Vaishnavi CHS	Floor 4 (Out of 4 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Furnished
Age Of Construction 10 to 15 years		

Contact Owner
Get Phone No.

👤 Last contact made 25 days ago

More Details

Price Breakup	₹70 Lac
Booking Amount	₹5.0 Lac
Address	A3403, vaishnavi dham complex behind vitthal mandir kharegaon kalwa west, Kharegaon, Thane, Maharashtra

NOBROKER
Pay Rent Post Your Property

1 BHK Flat In Vaishnavi Dham Complex For Sale In Kalwa Near Vitthal mandir, kharegaon, kalwa west, 400605

₹64 Lacs ₹36,681/Month 560
Negotiable Estimated EMI Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1Bhk Flat for Sale in Kalwa / Property Details

Photos
Location

+18

1 Bedroom	Feb 10, 2024
<small>No. of Bedroom</small>	<small>Posted On</small>
1 Bathroom	May 31, 2024
<small>No. of Bathroom</small>	<small>Possession</small>
NA	Vaishnavi Dham Co...
<small>Balcony</small>	<small>Apartment</small>
Car	Partial
<small>Parking</small>	<small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

Nearby: Amit Garden Prashant Corner Domino's Pizza Reliance Market Rustomjee Azziano Wing |

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	560 Sq.Ft	Carpet Area	485 Sq.Ft

Activity On This Property

🔍 672 👤 10

Unique Views Shortlists

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Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Kalwa > Flats in Kharegaon > 1 BHK Flats in Kharegaon Posted on Apr 30, 2024 | Ready to move


₹55 Lac @ 11,956 per sq.ft.
Estimated EMI ₹43,929

1BHK 2Baths
Flat/Apartment for Sale
In vaishnavi park Kharegaon Kalwa west, Kharegaon, Kalwa, Thane

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Recomi >

Property (11)



★ 5 people shortlisted this property since last week

Area
Carpet area: 460 sq.ft. (42.74 sq.m.)

Configuration
1 Bedroom, 2 Bathrooms, 3 Balconies with Pooja Room, Study Room, Servant Room

Price
₹ 55 Lac+ Govt Charges & Tax @ 11,956 per sq.ft. (Negotiable) [View Price Details](#)

Address
vaishnavi park Kharegaon Kalwa west Kharegaon, Kalwa, Thane

Floor Number
4th of 8 Floors

Facing
North-East

Overlooking
Park/Garden, Main Road

Property Age
0 to 1 Year Old

Places nearby View All (50)

406, Kharegaon, Kalwa, Thane

Gaondevi Mandir Temple
Sankat Mochak Hanuman Mandir
Saraswat bank ATM
Axis bank ATM
Hdfc bank ATM →

HOUSING.COM
Buy in Thane ▾

Home / Thane / Kalwa / Apartment for Sale in Kalwa / 1 BHK Flat Last Updated: May 19, 2024

1 BHK Flat

Vaishnavi, Kharegaon, Kalwa, Thane

₹47.0 L EMI starts at ₹24,89 K
₹7.83 K/sq.ft

600 sq.ft
Built Up Area

₹7.83 K/sq.ft
Avg. Price

1 Years Old
Age of property

Ready to move
Possession status

Higher of 7 floors

North-East facing
Facing

Semi Furnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CAI >

Property Location
Vaishnavi, Kharegaon, Kalwa, Thane

Around This Property

School
Narayana E Techno School
2.9km

Hospital
Chhatrapati Shivaji Mahar...
1000m

[View more on Maps](#)

Property Overview

Brokerage	Price
₹94,000 (Negotiable)	₹47.0 L

[Access Zero Brokerage Properties >](#)



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Sales Transaction23613536
08-02-2024Note:-Generated Through eSearch Module,For
original report please contact concern SRO office.**सूची क्र.2**दुय्यम निबंधक : दु.नि. ठाणे 9
दस्त क्रमांक : 23613/2023
नोंदणी :
Regn:63m**गावाचे नाव : कळवा**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3450000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2903040
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 208,दुसरा मजला,विघ्नेश टॉवर,खारीगाव,कळवा,ठाणे सदनिकेचे एकूण क्षेत्र 339 चौ. फूट बांधीव((Survey Number : 49 HissaNo 11 ;))
(5) क्षेत्रफळ	339 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री सिद्धिविनायक इंटरप्रायजेस तर्फे प्रो. प्रा दिपक विठ्ठल विशे वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विशे हाऊस, ब्लॉक नं: महालक्ष्मी मंदिर जवळ, रोड नं: महालक्ष्मी नगर, अंबरनाथ, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABVPV9820F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश रमेश खांदारे वय:-31; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: ओम दत्तप्रसाद को ऑप हौसिंग सो लि , ब्लॉक नं: पवार लेन, हिरादेवी मंदिर जवळ , रोड नं: खारेगाव, कळवा, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BVAPK7491M
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	23613/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	241500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
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 **27th 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 **₹ 40,87,500.00 (Rupees Forty Lakh Eighty-Seven Thousand Five Hundred 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.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

