



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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: **Mr. Anantprakash Singh**

Residential Flat No. 702, 7th Floor, Building No. 3, "**Mohan Palms**", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN- 421 503, State - Maharashtra, Country - India.

Latitude Longitude - 19°09'41.3"N 73°13'35.2"E

Valuation Prepared for:

Cosmos Bank

Naupad Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.

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

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

B1-001, 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



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Naupada Branch / Mr. Anantprakash Singh (9277/2306774) Page 2 of 17

Vastu/Thane/06/2024/9277/2306774

15/09-218-JAVS

Date: 15.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7th Floor, Building No. 3, "**Mohan Palms**", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN- 421 503, State - Maharashtra, Country - India belongs to **Mr. Anantprakash Singh**.

Boundaries of the property.

North : Building No. 16 / Internal Road
South : Building No. 4
East : Internal Road / Summing Pool
West : Garden

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 37,19,232.00 (Rupees Thirty Seven Lakhs Nineteen Thousand Two Hundred Thirty Two Only)**.

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.15 16:51:58 +05'30'

Avinah

Auth. Sign.



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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 3, "Mohan Palms", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN- 421 503, 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 15.06.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 14.06.2024 |
| 3 | Name of the owner/ owners | Mr. Anantprakash Singh |
| 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. 702, 7 th Floor, Building No. 3, "Mohan Palms", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN- 421 503, State - Maharashtra, Country - India. Contact Person: Mr. Yogesh Meshram (Tenant) Contact No. 8433893354 |
| 6 | Location, street, ward no | Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane |
| 7 | Survey/ Plot no. of land | Survey No. 12, Hissa No. 1 & 2, Survey No. 13, Hissa No. 8 of Village - Shirgaon |
| 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. = 385.00 Flowerbed Area in Sq. Ft. = 44.00 Balcony Area in Sq. Ft. = 46.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 480.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 576.00 |

| | | |
|----|--|---|
| | | (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Mohan Palms Road |
| 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 | 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 |
| | 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 KBMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Mr. Yogesh Meshram |

| | | | |
|----|-------|---|--|
| | (ii) | Portions in their occupation | Entire Flat |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 7,000.00 Present rental income per month |
| | (iv) | Gross amount received for the whole property | Information not available |
| 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 | Information not available |
| 29 | | Give details of the water and electricity charges, If any, to be borne by the owner | Information not available |
| 30 | | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | Information not available |
| 31 | | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | Information not available |
| 32 | | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | Information not available |
| 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? | Information not available |
| 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? | Information not available |
| 37 | | Has any standard rent been fixed for the premises under any law relating to the control of rent? | Information not available |
| | | 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 – 2015 (site information) |
| s42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |
| 43 | For items of work done on contract, produce copies of agreements | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 15.06.2024 for Residential Flat No. 702, 7th Floor, Building No. 3, "**Mohan Palms**", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN- 421 503, State - Maharashtra, Country – India belongs to **Mr. Anantprakash Singh**.

We are in receipt of the following documents:

| | |
|----|--|
| 1. | Copy of Agreement for Sale dated 01.06.2015 between M/s. Shubh Builders and Developers (the Promoter) AND Mr. Anantprakash Singh (the Purchaser) |
| 2. | Copy of Commencement Certificate No. K.B.N.P. / B.P. / 2013 - 14 / 2705 - 181 dated 10.10.2013 issued by Kulgaon - Badlapur Municipal Council |
| 3. | Copy of Index II |

LOCATION:

The said building is located at bearing Survey No. 12, Hissa No. 1 & 2, Survey No. 13, Hissa No. 8 of Village - Shirgaon, Taluka – Ambernath, District = Thane within the limits of Kulgaon – Badlapur Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 2.2 km. from Badlapur Railway Station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. famed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 7th Floor is having 8 Residential Flats. The building has 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of Living Room + 1 Bedroom + Kitchen + WC + Bath + Balconies (**i.e. 1 BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation as on 15th June 2024

| | | |
|--|----------|-----------------------|
| The Built-up Area of the Residential Flat | : | 576.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|--|----------|---|
| Year of Construction of the building | : | 2015 (Site information) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 06 years |
| Cost of Construction | : | 576.00 Sq. Ft. X ₹ 1,800.00 = ₹ 10,36,800.00 |
| Depreciation $\{(100-10) \times 09 / 60\}$ | : | 13.50% |
| Amount of depreciation | | ₹ 1,39,968.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 55,020.00 per Sq. M. i.e. ₹ 5,111.00 per Sq. Ft. |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate) | : | ₹ 50,814.00 per Sq. M. i.e. ₹ 4,721.00 per Sq. Ft. |
| Prevailing market rate (Including Car Parking Space if provided) | : | ₹ 6,700.00 per Sq. Ft. |
| Value of property as on 15.06.2024 | : | 576.00 Sq. Ft. X ₹ 6,700.00 = ₹ 38,59,200.00 |

(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 15.06.2024 | : | ₹ 38,59,200.00 - 1,39,968.00 = ₹ 37,19,232.00 |
| Total Value of the property | : | ₹ 37,19,232.00 |
| The realizable value of the property | : | ₹ 33,47,309.00 |
| Distress value of the property | : | ₹ 29,75,386.00 |
| Insurable value of the property (576.00 X 1,800.00) | : | ₹ 10,36,800.00 |
| Guideline value of the property (576.00 X 4,721.00) | : | ₹ 27,19,296.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 3, "Mohan Palms", Phase - 3, Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN- 421 503, State - Maharashtra, Country – India for this particular purpose at **₹ 37,19,232.00 (Rupees Thirty Seven Lakhs Nineteen Thousand Two Hundred Thirty Two Only)** as on **15th June 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **15th June 2024 is ₹ 37,19,232.00 (Rupees Thirty Seven Lakhs Nineteen Thousand Two Hundred Thirty Two 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 + 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 7 th Floor |
| 3. | Year of construction | 2015 (Approx.) |
| 4. | Estimated future life | 51 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 |



Since 1989

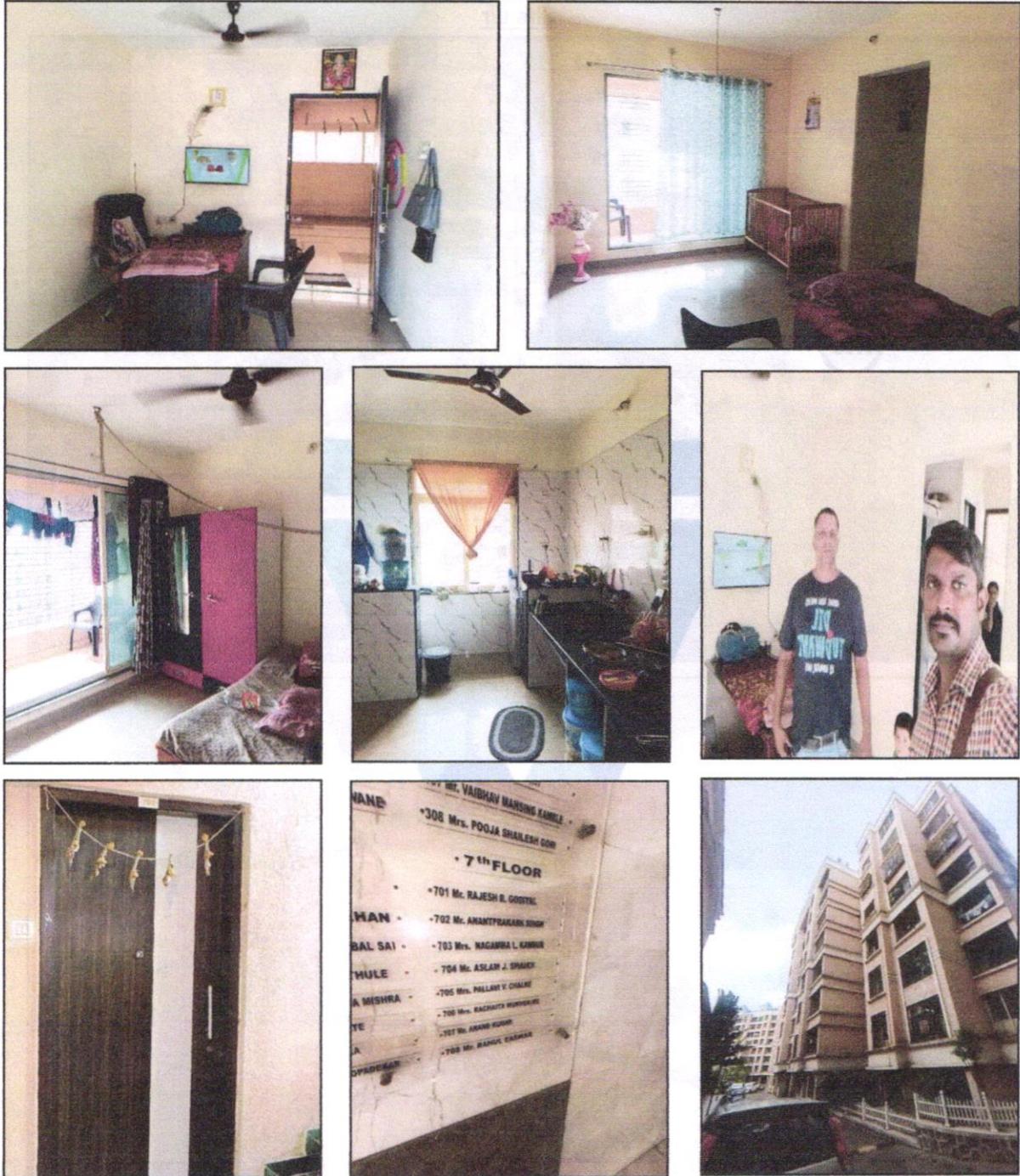
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



| | | | |
|----|--|---|--|
| 9 | Doors and Windows | | Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows |
| 10 | Flooring | | Vitrified tiles flooring |
| 11 | Finishing | | Cement plastering |
| 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 & plumbing |
| | (ii) | Class of fittings: Superior/ Ordinary/ Poor. | |
| 15 | Sanitary installations | | As per Requirement |
| | (i) | No. of water closets | |
| | (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 | | Paver Blocks 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



Since 1989

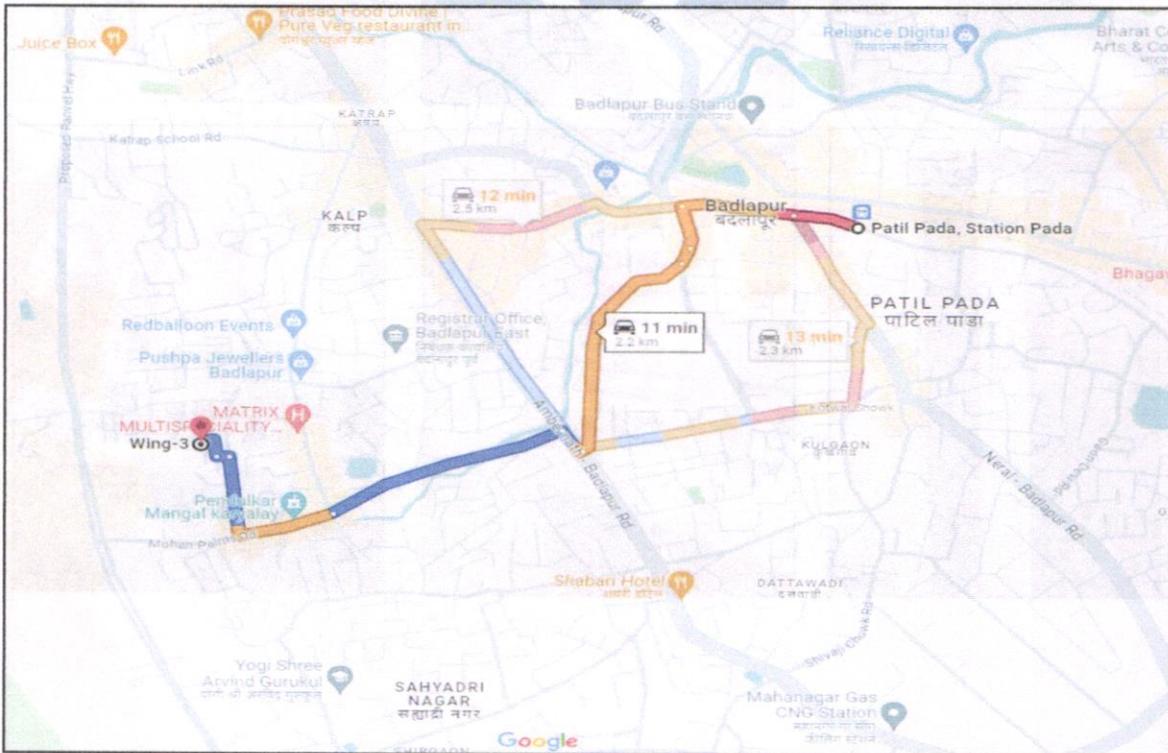
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the property

Site u/r



Latitude Longitude - 19°09'41.3"N 73°13'35.2"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur - 2.2 km)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

| Department of Registration and Stamp Government of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | | | | |
|---|--|--|-------------------|---------------------|---------------|---------------------|
| Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0) | | | | | | |
| Home | | Valuation Guidelines User Manual | | | | |
| Year | 2024-2025 | Language | English | | | |
| Selected District | Thane | | | | | |
| Select Taluka | Ambarnath | | | | | |
| Select Village | Mauje [Gav] Shirgaon No. 10 (Kulgaon B) | | | | | |
| Search By | <input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones | | | | | |
| Enter Survey No | 13 | <input type="button" value="Search"/> | | | | |
| उपविभाग | भूमी जमीन | निवासी सामंजस | श्रीकीय दुकाने | श्रीधीनिक (Rs./) | एकक (Rs./) | Attribute |
| 11/29-एक2 / (29) शिरगावतील वरील एक 2(1) च्या पूर्वे व एक 2(अ) च्या व पश्चिमे व शिरगावच्या पूर्वे वृद्ध वामपंथीय महाशाळा बांधकामाचमाले निळकडी | 8290 | 52400 | 58900 84700 | 58900 | चौ चौकर | सर्वेक्षण संख्या |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 52,400.00 | | | |
| 5% Increase for flat located on 7 th floor with lift | 2,620.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 55,020.00 | Sq. Mtr. | 5,111.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 8,290.00 | | | |
| The difference between land rate and building rate (A – B = C) | 46,730.00 | | | |
| Depreciation Percentage as per table (D) [100% - 09%] (Age of the Building – 09 Years) | 91% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 50,814.00 | Sq. Mtr. | 4,721.00 | 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

| | | | |
|------------------|------------|------------|------------|
| Property | Flat | | |
| Source | 99 acres | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 450.00 | 540.00 | 695.00 |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 7,555.00 | ₹ 6,296.00 | ₹ 4,892.00 |

Price Indicators

square yards Thane Buy Rent Projects Agents Services Resources Intelligence **Squareyards** Property Login

Home Property in Thane Flats in Thane Flats in Katrap 1 BHK Flats in Katrap 1 Bedroom 710 Sq.Ft. Apartment in Katrap Thane

67 Views Compare

Mohan Palms Badlapur
1 Bedroom 710 Sq.Ft. Apartment in Katrap Thane
 Listing ID #6072454

₹ 55.5 L

- 1 Bedroom+ Servant Room
- Unfurnished
- 1 Bathroom
- 710 Sq Ft (Built-up Area)
- Garden View

Recent Registered Sale: ₹ 40.00 L (₹ 40.00 L)

5 Photos Map Laxman Shinde

Valuation Report
 ₹1499
 • Estimated Market Value
 • Rental Value
 • Govt. Value
 Get a comprehensive Valuation Report of any property. [View Sample Report](#)

Save Extra with 3 offers
 Prime Member
 Benefits worth ₹75,000 in just ₹4,999
 Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more. [Get Offer](#)

More Offers

Contact our Real Estate Experts
Laxman Shinde 3.5★
 +918420000000
 Name

Overview Amenities Agent Overview About Project Data Intelligence Commute Time

Key Highlights

- Well Maintained
- Affordable
- Well ventilated
- Peaceful Vicinity
- Females Only

| | | | |
|-------------------------|---------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Squareyards | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 592.00 | 710.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 9,380.00 | ₹ 7,817.00 | - |

Sale Instance

| | | |
|--|--|--|
| 6/10/24, 5:58 PM 573378 06-05-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office | सूची क्र.2 दुग्धम विबंधक सह दू.नि. उल्हासनगर 2 दस्त क्रमांक : 5733/2024 नोंदणी Regn.63m | |
| गावाचे नाव : शिरगाव | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मीबदला | 3560000 | |
| (3) बाजारभाव,भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे | 2945000 | |
| (4) भू.मापन,फोटोहिस्सा व धरक्रमांक,असल्यास | 1) पालिकेचे नाव-कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: मोजे शिरगाव,ता. अंबरनाथ,जि. ठाणे येथील स.नं. 13,हि.नं. 8,क्षेत्र 11573.58 चौ.मी. + टिडीअर 7630.03 चौ.मी. एकूण 19203.03 चौ.मी. क्षेत्रा पैकी नियोजित क्षेत्र 17190.28 चौ.मी. यावरील मोहन पामस फेज - 3 को. ऑप. हीसिंग सोसायटी लि. बिल्डींग नं. 15,फेज - 3,पाचवा मजला,सदनिका क्र. 504,क्षेत्र 44.63 चौ.मी. कारपेट. ((Survey Number : 13 :)) | |
| (5) क्षेत्रफळ | 44.63 चौ.मीटर | |
| (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- अविनाश श्रीराम वाघ वय -49 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. प्लॉट नं. 204, मोहन पाल्स, फेज 3, बिल्डींग नं. 2, राऊत आर्केड जवळ, शिरगाव बदलापूर पूर्व महाराष्ट्र, ठाणे पिन कोड -421503 पिन नं.-AAMPW7511E 2) नाव- मुक्ता अविनाश वाघ वय -42 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. प्लॉट नं. 204, मोहन पाल्स, फेज 3, बिल्डींग नं. 2, राऊत आर्केड जवळ, शिरगाव बदलापूर पूर्व महाराष्ट्र, ठाणे पिन कोड -421503 पिन नं.-ACTBPW7730Q | |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव- सागर उबू आव्हाड वय -33, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. प्लॉट नं. 504, मोहन पाल्स, फेज 3, बिल्डींग नं. 15, राऊत आर्केड जवळ, शिरगाव बदलापूर पूर्व महाराष्ट्र, ठाणे पिन कोड -421503 पिन नं.-ASLPA4899 2) नाव- मेघा सागर आव्हाड वय -29, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. प्लॉट नं. 504, मोहन पाल्स, फेज 3, बिल्डींग नं. 15, राऊत आर्केड जवळ, शिरगाव बदलापूर पूर्व महाराष्ट्र, ठाणे पिन कोड -421503 पिन नं.-EJLPS0821E | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 19-04-2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19-04-2024 | |
| (11) अनुक्रमांक,खंड व पृष्ठ | 5733-2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 213600 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी 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 | |

https://vtaging.vastukala.co.in/5859kg/Search/663809d12b59420362e23fad

1/2

| | | | |
|------------------|--------------------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 480.00 | 576.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 7,411.00 | ₹ 6,175.00 | - |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th June 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 **₹ 37,19,232.00 (Rupees Thirty Seven Lakhs Nineteen Thousand Two Hundred Thirty Two 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: 2024.06.15 16:52:13 +05'30'

Manoj
Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

