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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. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar**

Residential Flat No. A-12, Stilt 2<sup>nd</sup> Floor (As per site 3<sup>rd</sup> Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivritha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India.

Latitude Longitude - 18°30'44.0"N 73°48'24.7"E

### Intended User: **Cosmos Bank**

#### **Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West)  
Mumbai - 400 067, 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. A-12, Stilt 2<sup>nd</sup> Floor (As per site 3<sup>rd</sup> Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India belongs to **Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar.**

### Boundaries of the property.

North : Rambaug Colony Road  
South : 'B' Wing  
East : Saket Society  
West : Internal Road / 'D' Wing

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 **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four 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.**

**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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**Valuation Report of Residential Flat No. A-12, Stilt 2<sup>nd</sup> Floor (As per site 3<sup>rd</sup> Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, 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 20.06.2024 for Bank Loan Purpose
2	Date of inspection	14.06.2024
3	Name of the owner/ owners	<b>Mrs. Anita Ashok Goregaonkar &amp; Mr. Ashok Gajanan Goregaonkar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. A-12, Stilt 2 <sup>nd</sup> Floor (As per site 3 <sup>rd</sup> Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Jayanand Shaligram (Tenant) Contact No.: 9764554813
6	Location, street, ward no	Madhav Baug, Near Shivtirtha Nagar, Paud Road, Kothrud, Pune
7	Survey/ Plot no. of land	115/2C + 3, Hissa No. 1
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, Auto, Taxies and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 590.00 (Area as per actual site measurement)  <b>Built-up Area in Sq. Ft. = 715.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Paud 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.
	<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?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Entire flat occupied by tenant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per PMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Jayanand Shaligram
	(ii) Portions in their occupation	Entire Flat

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,000.00 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
		<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 Construction – 2000 (As per Allotment Letter)
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>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 20.06.2024 for Residential Flat No. A-12, Stilt 2<sup>nd</sup> Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India belongs to **Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar.**

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

1	Copy of Agreement for Sale dated 23.03.2000 between State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd. (the Promoters) AND Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar (the Purchaser/s)
2	Copy of Commencement Certificate No. 006852 dated 21.01.2000 issued by Pune Municipal Corporation.
3	Copy of Allotment Letter dated 24.03.2000 in favor of Mrs. Anita Ashok Goregaonkar & Shri. Ashok G. Goregaonkar issued by State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.
4	Copy of Possession Letter dated 15.05.2001
5	Copy of Approved Plan No. 6852 dated 04.02.2000 issued by Pune Municipal Corporation.
6	Copy of Electricity Bill dated 20.05.2024, Consumer No. 160260256111 in the name of Smt. Goregaonkar Anita A
7	Copy of Property Tax Bill No. 80433 for assessment year 2024-2025, Tax No. F/4/19/02976000, issued by Pune Municipal Corporation.
8	Copy of Maintenance Charges for Financial Year 2024-25

### LOCATION:

The said building is located at land bearing Survey No. 115/2C + 3, Hissa No. 1 of Village - Kothrud, Taluka – Haveli, District – Pune within the limits of Pune Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.6 km. from Vanaz Metro Station.

### BUILDING:

The building under reference is having Stilt + 4 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 building is used for residential purpose. The Stilt 2<sup>nd</sup> Floor (As per site 3rd Floor) has 4 Residential Flats. The building is without lift.



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**Residential Flat:**

The residential flat under reference is situated on the Stilt 2<sup>nd</sup> Floor (As per site 3rd Floor). It consists of Living Room + 2 Bedrooms + Kitchen + 1 Toilet + WC + Passage (**i.e.2 BHK with 1 Toilet + WC**). The residential flat is finished with Mosaic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 20<sup>th</sup> June 2024**

<b>Built-up Area of the Residential Flat</b>	:	<b>715.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Construction – 2000 (As per Allotment Letter.)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	24 Years
Cost of Construction	:	715.00 Sq. Ft. X ₹ 2,100.00 = ₹ 15,01,500.00
Depreciation $\{(100-10) \times 24 / 60\}$	:	36%
Amount of depreciation	:	₹ 5,40,540.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 67,184.00 per Sq. M. i.e. ₹ 6,242.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 59,981.00 per Sq. M. i.e. ₹ 5,573.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,400.00 per Sq. Ft.
<b>Value of property as on 20.06.2024</b>	:	<b>715.00 Sq. Ft. X ₹ 13,400.00 = ₹ 95,81,000.00</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 Value of the property as on 20.06.2024</b>	:	<b>₹ 95,81,000.00 - ₹ 5,40,540.00 = ₹ 90,40,460.00</b>
<b>Total Value of the property</b>	:	<b>₹ 90,40,460.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 81,36,414.00</b>
<b>Distress value of the property</b>	:	<b>₹ 72,32,368.00</b>
<b>Insurable value of the property (715.00 X 2,100.00)</b>	:	<b>₹ 15,01,500.00</b>
<b>Guideline value of the property (715.00 X 5,573.00)</b>	:	<b>₹ 39,84,695.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-12, Stilt 2<sup>nd</sup> Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India for this particular purpose at **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty Only)** as on date **20<sup>th</sup> June 2024**.



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## NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20<sup>th</sup> June 2024** is **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four 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

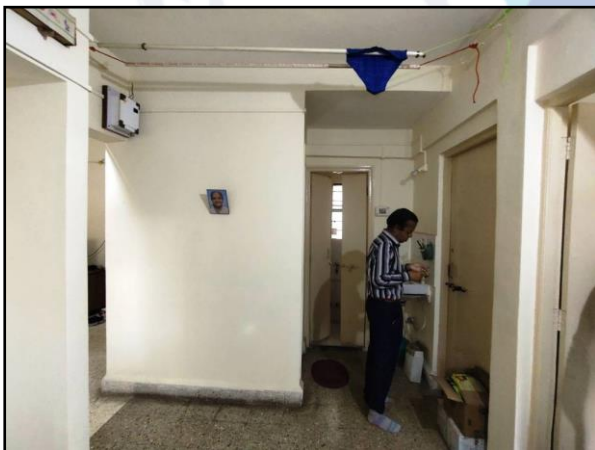
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Stilt 2 <sup>nd</sup> Floor (As per site 3rd Floor)
3.	Year of construction	Year of Construction – 2000 (As per Allotment Letter)
4.	Estimated future life	36 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, Aluminum sliding windows with MS grills
10.	Flooring	Mosaic 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	Provided
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

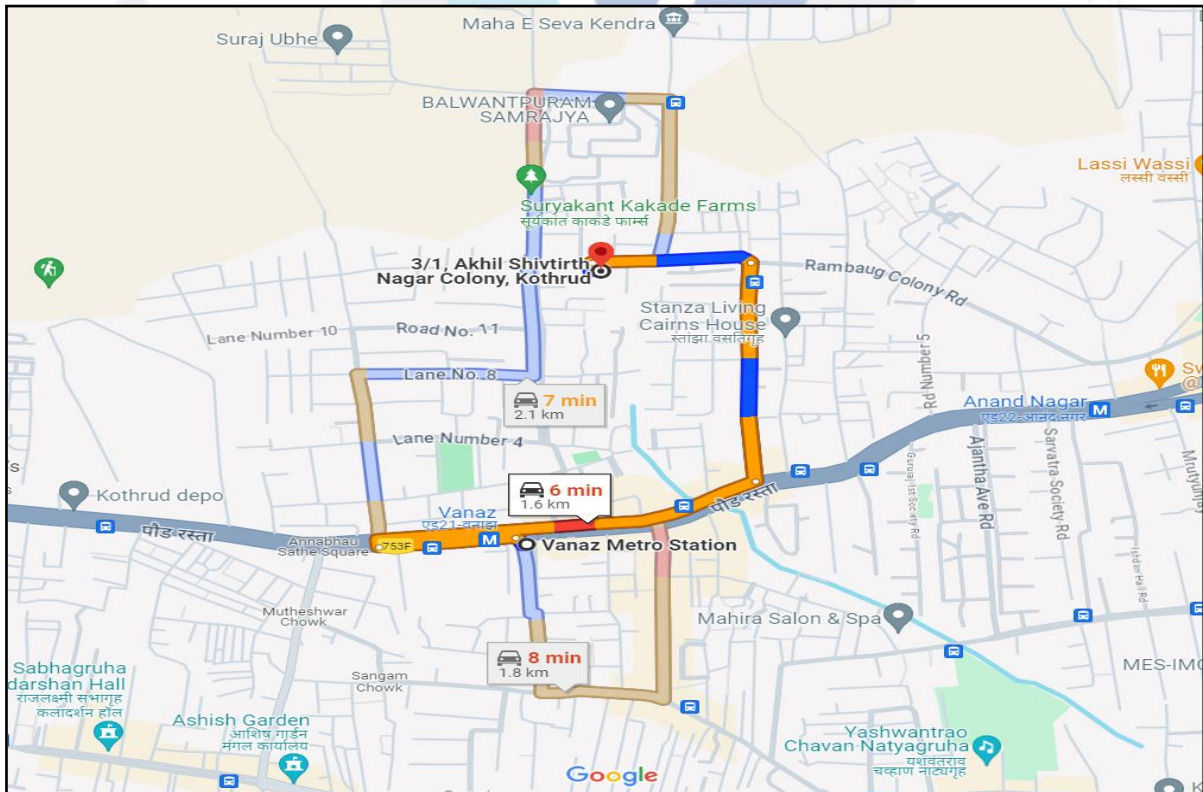
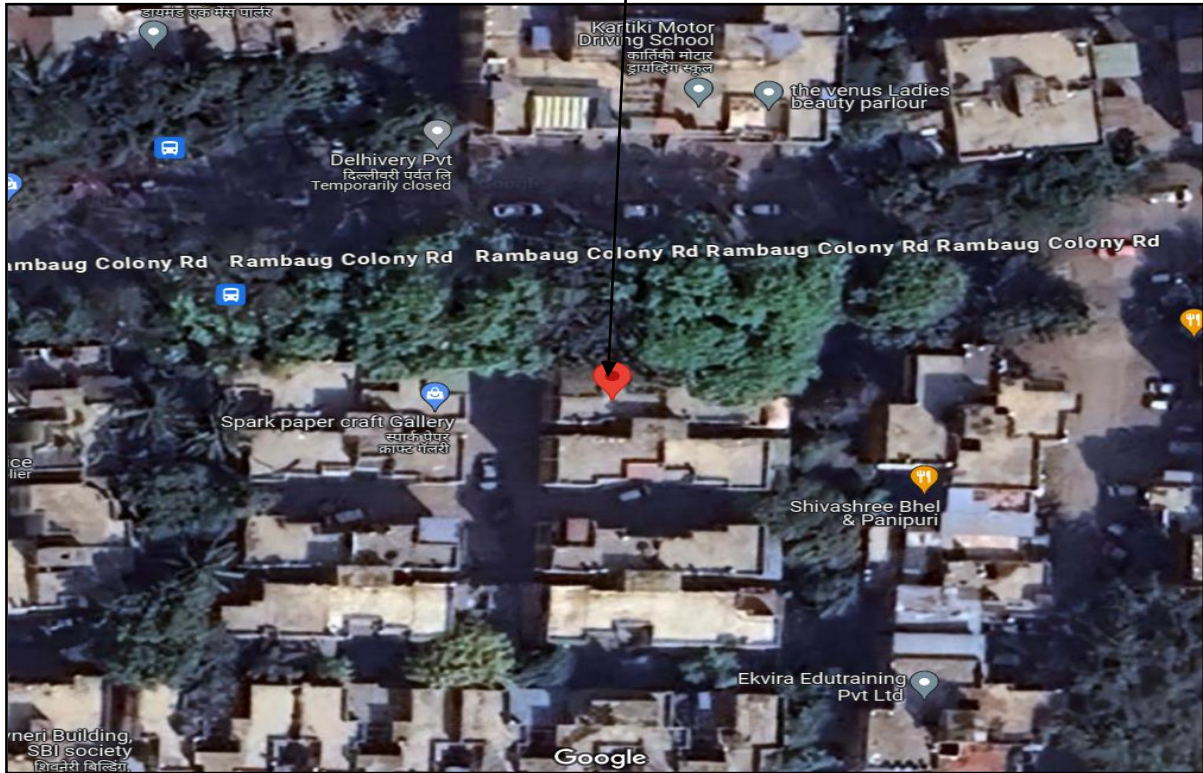


## Actual site photographs



## Route Map of the property

Site, u/r



**Latitude Longitude - 18°30'44.0"N 73°48'24.7"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Vanaz – 1.6 km)



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## Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक			
Home	Valuation Rules	User Manual	Close
Year 20242025	<i>Annual Statement of Rates</i>		Language English
Selected District	पुणे		
Select Taluka	हवेली		
Select Village	कोथरड		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	115	Search	
उपविभाग	बुली जमीन	निवासी सदनिका	बाँकीस
21/374-कोथरड गावठाण	37170	83980	118780
दुकाने	बीछोमिक	एकक (Rs./)	Attribute
199860	0	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	83,980.00			
20% Decrease for Flat located on 4 <sup>th</sup> floors without lift	16,796.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>67,184.00</b>	<b>Sq. Mtr.</b>	<b>6,242.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	37,170.00			
The difference between land rate and building rate (A – B = C)	30,014.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>59,981.00</b>	<b>Sq. Mtr.</b>	<b>5,573.00</b>	<b>Sq. Ft.</b>

### 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

# Price Indicator

magicbricks
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Home » Property for Sale in Pune » Flats for Sale in Pune » Flats for Sale in Shivthirth Nagar » 3 BHK Flats for Sale in Shivthirth Nagar » 1500 Sq-ft
Posted on: Apr 21, 24 Property ID: 72444097

₹2.0 Cr EMI - ₹90k | [Get Loan offers from 34+ banks](#)

3 BHK 1500 Sq-ft Flat For Sale in [Shivthirth Nagar, Pune](#)

3 Beds
3 Baths
2 Balconies
1 Covered Parking

Carpet Area 1275 sqft ~ ₹15,686/sqft	Floor 1 (Out of 4 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lift NaN	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.
Last contact made 30 days ago

**More Details**

Price Breakup    ₹2 Cr | ₹12,00,000    Approx. Registration Charges | ₹1,000    Monthly

Booking Amount    ₹1.0 Lac

Address    Greenfields Society flat no10 Shivtirthnagar Kothrud Pune, Shivthirth Nagar, Pune - West, Maharashtra

Landmarks    The Kolte Patils Greenfields Society is situated in the Shivtirthnagar

Furnishing    Unfurnished

Flooring    Mosaic

**Contact Agent**

RERA REGISTERED

Pinaki Jayakar    +91-9800000000

Get Phone No.

Property	Flat		
Source	<a href="#">magicbircks</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1275.00	1530.00	1836.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 15,686.00	₹ 13,072.00	₹ 10,893.00

# Price Indicator

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property FREE

Home > Flats in Pune > Flats in Kothrud > Flats in Shivtirth Nagar > 2 BHK Flats in Shivtirth Nagar | Posted on Jun 14, 2024 | Ready to move

**₹1.1 Cr** @ 12,790 per sq.ft. | **2BHK 2Baths** | Contact Dealer FREE

Estimated EMI ₹ 87,857 | Flat/Apartment for Sale | Shortlist

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

Overview | Dealer Details | Locality Reviews | Recommendations | Articles

**Property (6)**

- Area:** Built Up area: 860 sq.ft. (79.9 sq.m.)
- Configuration:** 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room
- Price:** ₹ 1.1 Crore+ Govt Charges & Tax @ 12,790 per sq.ft. (Negotiable) View Price Details
- Address:** SHIVTIRTH CHS, Shivtirth Nagar, Pune
- Floor Number:** 3<sup>rd</sup> of 5 Floors
- Facing:** East
- Overlooking:** Main Road
- Property Age:** 10+ Year Old

**Places nearby** Shivtirth Nagar, Pune, Maharashtra | View All (50)

- Vanaz metro station
- Anand nagar metro station
- Ganesh Temple
- Ramkrishna Paramhansnagar Sarvajani Ganeshotsa

Property	Flat		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	716.67	860.00	1032.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 15,349.00	₹ 12,790.00	₹ 10,659.00

## Sale Instance

6/17/24, 10:14 AM	igr_18052	
18052522 25-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.हवेली 21 दस्त क्रमांक : 18052/2023 नोदणी : Regn:63m
<b>गावाचे नाव : कोथरूड</b>		
(1) विलेखाचा प्रकार	असाईनमेंट डीड	
(2) मोबदला	6850000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4546670	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन ; इतर माहिती: गाव मौजे कोथरूड येथील स.क्र. 85/1/बी यासी सि.टी.एस क्र. 712 वर बांधण्यात आलेल्या स्टेट बँक नगर वनाझ प्रोजेक्ट को-ऑप हाऊसिंग सोसायटी लिमिटेड मधील इ-1 बिल्डिंग मधील फ्लॅट क्र. 01 यासी क्षेत्र 600 चौ.फूट म्हणजेच 55.76 चौ.मी बिल्ट-अप( ( C.T.S. Number : 712 ; ) )	
(5) क्षेत्रफळ	55.76 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:-प्रशांत चिंतामण जोशी वय:-47 पत्ता:-प्लॉट नं. --, माळा नं. ,, इमारतीचे नाव :-, ब्लॉक नं: फ्लॅट नं. इ/1/1 स्टेट बँक नगर वनाझ कोथरूड , रोड नं. -, महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-ACVPPJ7126M 2): नाव:-मनाली प्रशांत जोशी वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. ,, इमारतीचे नाव :-, ब्लॉक नं: , रोड नं: फ्लॅट नं. इ/1/1 स्टेट बँक नगर वनाझ कोथरूड , महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-AFGPPJ8121E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपा परेश निमकर वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. ,, इमारतीचे नाव :-, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 17 निर्मल कॉम्प्लेक्स अलकापुरी सोसायटी पीड रोड वनाझ कंपनी जवळ कोथरूड पुणे, महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-AELPN0450L 2): नाव:-परेश दत्तात्रय निमकर वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. ,, इमारतीचे नाव :-, ब्लॉक नं: फ्लॅट नं. 17 निर्मल कॉम्प्लेक्स अलकापुरी सोसायटी पीड रोड वनाझ कंपनी जवळ कोथरूड पुणे, रोड नं. -, महाराष्ट्र, PUNE. पिन कोड:-411038 पॅन नं:-ACWPN1796N	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	18052/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://staging.vastukala.co.in:8889/igrSearch/662981a2d723611c2f9c4ac5		

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	500.00	600.00	0.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,700.00	₹ 11,417.00	₹ 0.00



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20<sup>th</sup> 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 **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty 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.