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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Prashant Baban Sadaphule & Mrs. Snehal Prashant Sadaphule**

Name of Proposed Purchaser: **Mukesh Haridas Gajbhiye & Mangala Mukesh Gajbhiye**

Residential Flat No. 501, 5th Floor, Building No. D-3, Building Type - D, Royal Park, "Royal Park Wings D1 to D3 Co-Op. Hsg. Soc. Ltd.", Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'37.7"N 73°11'41.2"E

Intended Users

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.



Our Pan India Presence at:

- | | | | |
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Regd. Office

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Valuation Report: Cosmos Bank / Bandra (West) Branch / Mr. Prashant Baban Sadaphule. (9497/2306927) Page 2 of 18

Vastu/Mumbai/06/2024/9497/2306927

26/25-371-PRSH

Date: 26.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 501, 5th Floor, Building No. D-3, Building Type - D, Royal Park, "Royal Park Wings D1 to D3 Co-Op. Hsg. Soc. Ltd.", Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501, State – Maharashtra, Country – India belongs to **Mr. Prashant Baban Sadaphule & Mrs. Snehal Prashant Sadaphule**. Name of Proposed Purchaser is **Mukesh Haridas Gajbhiye & Mangala Mukesh Gajbhiye**.

Boundaries of the property.

North	:	Building No. D-2
South	:	Amber Heights
East	:	Internal Road
West	:	Open Plot

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 **₹ 37,51,125.00 (Rupees Thirty Seven Lakh Fifty One Thousand One Hundred Twenty Five 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.27 12:52:54 +05'30'



Auth. Sign.



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Residential Flat No. 501, 5th Floor, Building No. D-3, Building Type - D, Royal Park, "**Royal Park Wings D1 to D3 Co-Op. Hsg. Soc. Ltd.**", Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501, State – Maharashtra, Country – India.

Form 0-1
(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 26.06.2024 for Bank Loan Purpose
2	Date of inspection	24.06.2024
3	Name of the owner/ owners	Name of Owner: Mr. Prashant Baban Sadaphule & Mrs. Snehal Prashant Sadaphule Name of Proposed Purchaser: Mukesh Haridas Gajbhiye & Mangala Mukesh Gajbhiye
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. 501, 5 th Floor, Building No. D-3, Building Type - D, Royal Park, " Royal Park Wings D1 to D3 Co-Op. Hsg. Soc. Ltd. ", Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501, State – Maharashtra, Country – India. Contact Person: Mr. Prashant Sadaphule (Self)
6	Location, street, ward no	Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501
	Survey/ Plot no. of land	Gat No. 49, CTS No. 9277 of Village - Morivali
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. = 439.00 Terrace Area in Sq. Ft. = 66.00 (Area as per Actual Site Measurement)



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		Carpet Area in Sq. Ft. = 412.00 Flower Bed Area in Sq. Ft. = 37.00 Total Carpet Area in Sq. Ft. = 449.00 Open Terrace Area in Sq. Ft. = 64.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 539.00 (Total Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501
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?	Vacant
	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 AMC 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	₹ 8,000.00 Expected Rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 – 2010 (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.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 26.06.2024 for Residential Flat No. 501, 5th Floor, Building No. D-3, Building Type - D, Royal Park, "Royal Park Wings D1 to D3 Co-Op. Hsg. Soc. Ltd.", Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN – 421 501, State – Maharashtra, Country – India belongs to **Mr. Prashant Baban Sadaphule & Mrs. Snehal Prashant Sadaphule**. Name of Proposed Purchaser is **Mukesh Haridas Gajbhiye & Mangala Mukesh Gajbhiye**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 29.11.2013 Between Mrs. Charushila Amit Dake & Mr. Amit M. Dake (The Transferors) and Mr. Prashant Baban Sadaphule & Mrs. Snehal Prashant Sadaphule (The Transferees).
2	Copy of Occupancy Certificate No. AMC / NRV / 09 – 10 / 1076 dated 30.03.2010 issued by Ambernath Municipal Council.
3	Copy of Proposed Purchaser Aadhar Card No. 635817986090 & Pan Card No. AHOPG7695N in the name of Mukesh Haridas Gajbhiye.
4	Copy of Proposed Purchaser Aadhar Card No. 481899353343 & Pan Card No. BDKPG610G in the name of Mangala Mukesh Gajbhiye.

LOCATION:

The said building is located at Gat No. 49, CTS No. 9277 of Village - Morivali. The property falls in Residential Zone. It is at a travelling distance 2.6 Km. from Ambernath railway station.

BUILDING:

The building under reference is having Stilt + 7th 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



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is of R.C.C. with R.C.C. trades and risers with Kadappa stone finish. The building is used for residential purpose. 5th Floor is having 4 Residential Flats. The building is having 1 Lift. The External condition of building is normal.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. The Composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C & Bath + Passage + Terrace Area. (i.e., **1 BHK with W.C. & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing. The internal condition of flat is Good.

Valuation as on 26th June 2024

The Total Carpet Area of the Residential Flat	:	449.00 Sq. Ft.
Terrace Area of the Residential Flat	:	64.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	539.00 X 2,500.00 = ₹ 13,47,500.00
Depreciation $\{(100-10) \times 14 / 60\}$:	21.00%
Amount of depreciation	:	₹ 2,82,975.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,430.00 per Sq. M. i.e., ₹ 5,521.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 52,788.00 per Sq. M. i.e., ₹ 4,904.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,500.00 per Sq. Ft. on Carpet Area
Terrace Rate	:	₹ 3,400.00 per Sq. Ft. (40% of Flat Rate)
Value of property as on 26.06.2024 (A)	:	449.00 Sq. Ft. X ₹ 8,500.00 = ₹ 38,16,500.00
Terrace Value (B)		64.00 Sq. Ft. X ₹ 3,400.00 = ₹ 2,17,600.00
Total Value of the Property (A+B)		₹ 40,34,100.00

(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 26.06.2024	:	₹ 40,34,100.00 - ₹ 2,82,975.00 = ₹ 37,51,125.00
Total Value of the property	:	₹ 37,51,125.00
The realizable value of the property	:	₹ 33,76,013.00
Distress value of the property	:	₹ 30,00,900.00
Insurable value of the property (529.00 X 2,500.00)	:	₹ 13,47,500.00
Guideline value of the property (549.00 X 4,094.00)	:	₹ 22,47,606.00



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2010 (As per Occupancy Certificate)
4.	Estimated future life	46 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, Aluminium sliding windows
10.	Flooring	Vitrified tiles 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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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
No17.	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	R.C.C tank on terrace
	Location, capacity Type of construction	
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



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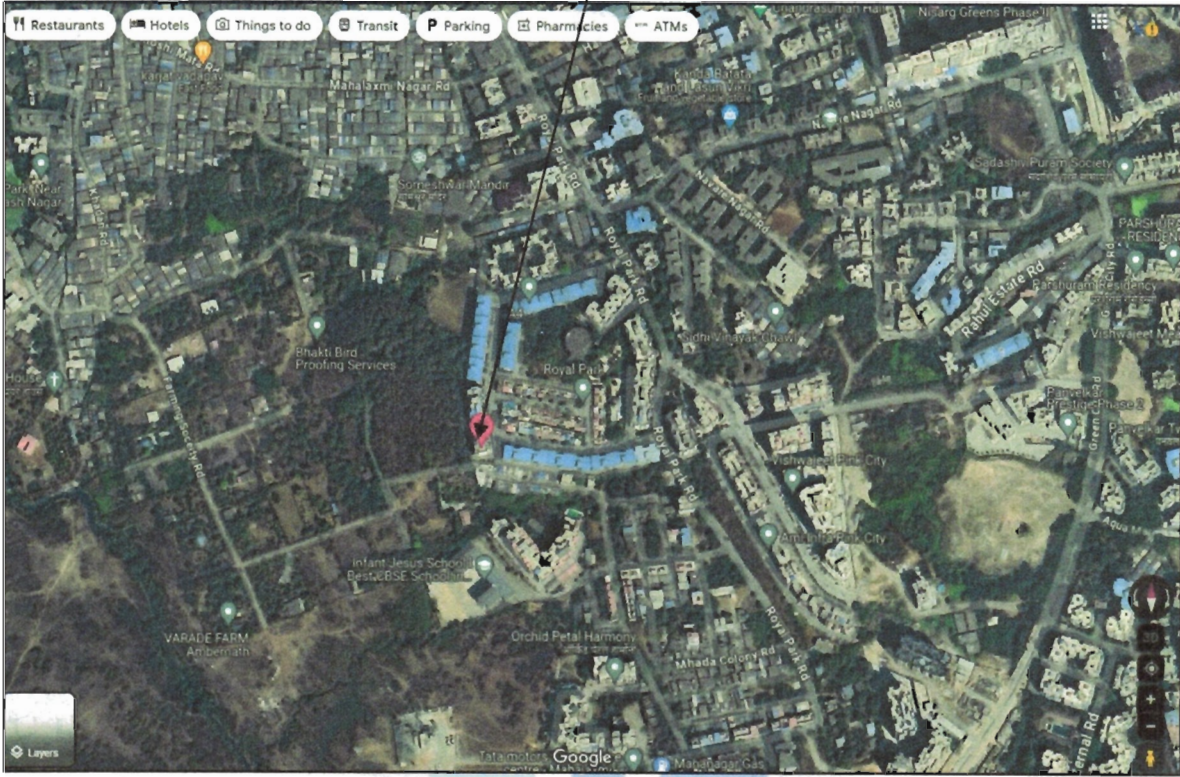


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'37.7"N 73°11'41.2"E

Note: The Blue line shows the route to site from nearest railway station (Ambernath – 2.6 Km.)



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Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन			
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)					
Home		Valuation Guidelines User Manual			
Year	2024-2025		Language	English	
Selected District	Thane				
Select Taluka	Ambarnath				
Select Village	Mauje (Gav) Morivali (Ambarnath NagaPe				
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones				
Enter Survey No	9277		<input type="button" value="Search"/>		
उपविभाग	सुची क्रमीत	निवासी सदनिका	अंकीत दुकाने	बीघोयिक एकक (Rs./)	Attribute
2/10-सी-6/2) मोरिवली गावातील नवरे नगर व्यतिरिक्त इतर भाग कल्याण पूरु रेल्वे लाईनच्या दक्षिणेकडील भाग (मोटीवली भाग).	11990	56600	62400 70800	62400	नॉ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	56,600.00			
5% Increase by Flat Located on 5 th Floor	2,830.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	59,430.00	Sq. Mtr.	5,521.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,990.00			
The difference between land rate and building rate (A – B = C)	47,440.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	52,788.00	Sq. Mtr.	4,904.00	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

square yards
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Top Home Loan Lending Institutions for Royal Park Complex

● HDFC Bank Limited (₹10.47 Cr.)	● State Bank of India (₹6.59 Cr.)	● Ambarnath Jal Hind Co Op Bank (₹4.41 Cr.)
● Bank of Maharashtra (₹3.41 Cr.)	● LIC Housing Finance Ltd (₹3.26 Cr.)	● IDBI Bank (₹2.19 Cr.)
● Axis Bank (₹1.41 Cr.)	● Punjab National Bank (₹1.35 Cr.)	● Bajaj Housing Finance Ltd (₹1.26 Cr.)
● Bank of Baroda (₹88.98 L)		

Royal Park Complex Govt. Registered Recent Transactions

Showing Last 12 Transactions.

All
New Sale
Resale
Lease

Project Name	Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
Royal Park Complex Navare Nagar - Ambarnath East	2024-03-12	Floor G, Unit 4	A11	538 Sq. Ft.	₹ 30 L	₹ 5,574	Sale
Royal Park Complex Navare Nagar - Ambarnath East	2024-02-22	Floor 3, Unit 303	E	685 Sq. Ft.	₹ 36 L	₹ 5,983	Sale
Royal Park Complex Navare Nagar - Ambarnath East	2024-02-20	Floor 8, Unit 606	F1, F2	575 Sq. Ft.	₹ 35.4 L	₹ 6,157	Sale
Royal Park Complex Navare Nagar - Ambarnath East	2024-02-15	Floor 1, Unit 104	B1	414 Sq. Ft.	₹ 32 L	₹ 7,729	Sale

NOBROKER
Home | Buy | Rent | Real Estate | Real Estate Property

2 BHK Flat in Royal Park For Sale in Ambarnath

Navare Nagar - Ambarnath - Maharashtra 421501

₹ 42 Lacs

₹ 24,072/Month

650 Sq. Ft.

Estimated EMI

- 2 Bedroom
- 1 Bathroom
- NA
- Bike and Car

Get Owner Details

Report what was not correct in this property

Listed by Broker
 Sold Out
 Wrong Info

Price trends by NBEstimate

Activity On This Property

6 Views 0 Shortlist

Similar Properties

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0.0 Per Sq. Ft/M	Flooring	NA
Buildup Area	650 Sq. Ft.	Furnishing Status	Unfurnished Furnish Now
Facing	East	Floor	7/7



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Sales Instance

5766339	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3
20-05-2024		दस्त क्रमांक : 5766/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मोरीवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2525000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2985500	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन :, इतर माहिती: विभाग क्र. 2/10 सी 6/2)मौजे मोरीवली,रॉयल पार्क अंबरनाथ पूर्व,तालुका अंबरनाथ,जिल्हा ठाणे येथील गट नं. 49,सि.टी.एस. नं. 9277 यावरील बांधलेल्या "रॉयल पार्क" मधील "रॉयल पार्क विंग्स सी 1 ते सी 6 को. ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,बिल्डींग नं. सी 3,सदनिका नं 303,तिसरा मजला,क्षेत्र. 585 चौ. फुट बांधीव (रिसेल सदनिका)({ C.T.S. Number : 9277 ;)	
(5) क्षेत्रफळ	585 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:-अरुण धोंडीबा पाचुपते - - वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. टिळक रेल्वे स्टेशन जवळ, एल 1 ब / 603, नंदनवन को. ऑप. हौसिंग सोसायटी, चेंबूर, मुंबई. AKCPP1994J, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AKCPP1994J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप सुभाषचंद्र गुप्ता - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी 6/101, रॉयल पार्क, नवरे नगर, वॉटर टँक, बी केंबीन रोड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे BLVPG6190G, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-BLVPG6190G 2): नाव:-सप्तस्वती संदीप गुप्ता - - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी 6/101, रॉयल पार्क, नवरे नगर, वॉटर टँक, बी केंबीन रोड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे DVIPG3784F, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-DVIPG3784F	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5766/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	179300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29860	
(14)शेरा		

Sales Instance

729378 24-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 7293/2024 नोंदणी : Regn:83m
गावाचे नाव : मोरीवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2562100	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-अंबरनाथइतर वर्णन : इतर माहिती: मौजे मोरीवली,नवरे नगर पाण्याच्या टाकी जवळ,बी कॅबीन रोड,अंबरनाथ पूर्व,तालुका अंबरनाथ,जिल्हा ठाणे येथील गट नं. 49,सि.टी.एस. नं. 9277 यावरील बांधलेल्या रॉयल पार्क मधील रॉयल पार्क विम्स एफ 1 ते एफ 3 को. ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,बिल्डींग नं. एफ 1,टाईप एफ,सदनिका नं. 304,तिसरा मजला,क्षेत्र. 410 चौ. फुट कार्पेट प्लस 46.25 चौ. फुट फ्लोर बेड,एकूण क्षेत्र. 456.25 चौ. फुट (बांधकाम पूर्ण झाल्याची दि. 23/08/2009 च्या अन्वये 14% वजावट)((C.T.S. Number : 9277 :))	
(5) क्षेत्रफळ	456.25 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:-सितल सिंह पाल वय:-66 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. कुम्हार मोहल्ला, फाटक रोड, सीआरपी बैरागड, हुजूर, भोपाल, मध्यप्रदेश , आर्दा 1 प्रदेश, BHOPAL. पिन कोड:-462030 पॅन नं:-AGGPP2169R 2): नाव:-मान्यता देणार - राजेश - पाल वय:-43 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. कुम्हार मोहल्ला, फाटक रोड, सीआरपी बैरागड, हुजूर, भोपाल, मध्यप्रदेश , आर्दा 1 प्रदेश, BHOPAL. पिन कोड:-462030 पॅन नं:-ALUPP6502D 3): नाव:-मान्यता देणार - राकेश सिंह पाल वय:-39 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. कुम्हार मोहल्ला, फाटक रोड, सीआरपी बैरागड, हुजूर, भोपाल, मध्यप्रदेश, आर्दा 1 प्रदेश, BHOPAL. पिन कोड:-462030 पॅन नं:-AUXPP4196R 4): नाव:-मान्यता देणार - आशा - पाल वय:-36 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. 52/156, श्री स्टीरी, पोलीस लाईन, 156 क्यूटीआर जहागीराबाद, हुजूर, भोपाल, मध्यप्रदेश , आर्दा 1 प्रदेश, भोपाल. पिन कोड:-462030 पॅन नं:-AYWPP4590L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिथिलेश कुमार पांडेय वय:-62, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. सदनिका नं. 306, टाईप एफ, रॉयल पार्क विम्स एफ 1 आणि 2 को. ऑप. हौसिंग सोसायटी लिमिटेड, नवरे नगर जवळ, पाण्याच्या टाकी जवळ, बी कॅबीन रोड, मोरीवली, अंबरनाथ पूर्व, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ADVPP3255E	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	7293/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	156000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	26000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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.



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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 **₹ 37,51,125.00 (Rupees Thirty Seven Lakh Fifty One Thousand One Hundred Twenty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.27 10:44:14 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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