

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Aparna Chandrakant Shinde**

Residential Flat No. 401, 4<sup>th</sup> Floor, "**Vaishnavi Apartment**", Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'42.6"N 73°15'03.1"E

### Valuation Done for:

**Cosmos Bank**

**Ambernath Branch**


Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambernath (East), State – Maharashtra, Country – India.

### 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**

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, “**Vaishnavi Apartment**”, Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mrs. Aparna Chandrakant Shinde.**

### Boundaries of the property.

North	:	Evershine CHSL
South	:	Internal Road
East	:	Dwarkadhish Apartment
West	:	Kanchan Vaibhav CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 17,61,280.00 (Rupees Seventeen Lakh Sixty One Thousand Two Hundred Eighty 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**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01




### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
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Valuation Report of Residential Flat No. 401, 4<sup>th</sup> Floor, "Vaishnavi Apartment", Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd., Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 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 29.06.2024 for Banking Purpose
2	Date of inspection	28.06.2024
3	Name of the owner/ owners	<b>Mrs. Aparna Chandrakant Shinde</b>
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	<b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, "Vaishnavi Apartment", Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd., Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ashish Singh (Tenant) Contact No.: 7028171349
6	Location, street, ward no	Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane
	Survey/ Plot no. of land	Plot No. 3, Survey No. 73, Hissa No. 15 (Part) of Village - Kulgaon
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 407.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 426.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 512.00</b> <b>(Carpet + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane.
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.
	<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 – Mr. Ashish Singh Rented since – 3 Years ₹ 4,000.00 present rental income per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied

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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Ashish Singh
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 4,000.00 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?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the	As per sub registrar of assurance records

	Name and address of the property, registration 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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 29.06.2024 for Residential Flat No. 401, 4<sup>th</sup> Floor, “**Vaishnavi Apartment**”, Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Mrs. Aparna Chandrakant Shinde**.

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

1	Copy of Agreement for sale dated 24.06.2024 between Mr. Sital Singh Pal (the Vendor's / Transferor's) and Mrs. Aparna Chandrakant Shinde (the Purchaser's / Transferee's)
2	Copy of Commencement Certificate No. KBMC / BP / 532 - 119 dated 27.07.2009 issued by Kulgaon Badlapur Municipal Council.
3	Copy of Occupancy Certificate No. KBMC / BP / 2415 dated 21.01.2012 issued by Kulgaon Badlapur Municipal Council.
4	Copy of Property Tax Bill No. 157813 dated 09.05.2023 for the year 2023-2024 issued by Kulgaon Badlapur Municipal Council.
5	Copy of Electricity Bill Consumer No. 021540145412 for the month of May – 2024 in the name of Mr. Sital Singh Pal issued by MSEDCL.
6	Copy of Share Certificate No. 017 dated 05.03.2017 in the name of Mr. Sital Singh Pal issued by Vaishnavi Krupa Co-op. Hsg. Soc. Ltd.

### LOCATION:



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The said building is located at Plot No. 3, Survey No. 73, Hissa No. 15 (Part) of Village - Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.5 KM. from Badlapur railway station.

### **BUILDING:**

The building under reference is having (Part) Ground + (Part) Stilt + 4<sup>th</sup> 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. 4<sup>th</sup> Floor is having 4 Residential Flat. Lift is not provided in the building.

### **Residential Flat:**

The property is a Residential Flat located on 4<sup>th</sup> Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Bath + WC + Passage + Flowerbed Area. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing.

### **Valuation as on 29<sup>th</sup> June 2024**

<b>The Built Up Area of the Residential Flat</b>	:	<b>512.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2012 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 years
Cost of Construction	:	512.00 Sq. Ft. X ₹ 2,000.00 = ₹ 10,24,000.00
Depreciation $\{(100-10) \times 12 / 60\}$	:	18.00%
Amount of depreciation	:	₹ 1,84,320.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 40,480.00 per Sq. M. i.e. ₹ 3,761.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,824.00 per Sq. M. i.e. ₹ 3,421.00 per Sq. Ft.
<b>Value of property as on 29.06.2024</b>	:	<b>512.00 Sq. Ft. X ₹ 3,800.00 = ₹ 19,45,600.00</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>Depreciated fair value of the property as on 29.06.2024</b>	:	<b>₹ 19,45,600.00 (-) ₹ 1,84,320.00 = ₹ 17,61,280.00</b>
<b>Total Value of the property</b>	:	<b>₹ 17,61,280.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 15,85,152.00</b>



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<b>Distress value of the property</b>	<b>:</b>	<b>₹ 14,09,024.00</b>
<b>Insurable value of the property (512.00 X ₹ 2,000.00)</b>	<b>:</b>	<b>₹ 10,24,000.00</b>
<b>Guideline Value of the property (As per Index II)</b>	<b>:</b>	<b>₹ 17,36,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4<sup>th</sup> Floor, “**Vaishnavi Apartment**”, Vaishnavi Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 3, Samarth Nagar, Near Mhatre Garden, Rameshwadi, Village – Kulgaon, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India for this particular purpose at **₹ 17,61,280.00 (Rupees Seventeen Lakh Sixty One Thousand Two Hundred Eighty Only) as on 29<sup>th</sup> June 2024.**

### **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 **29<sup>th</sup> June 2024 is ₹ 17,61,280.00 (Rupees Seventeen Lakh Sixty One Thousand Two Hundred Eighty 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:



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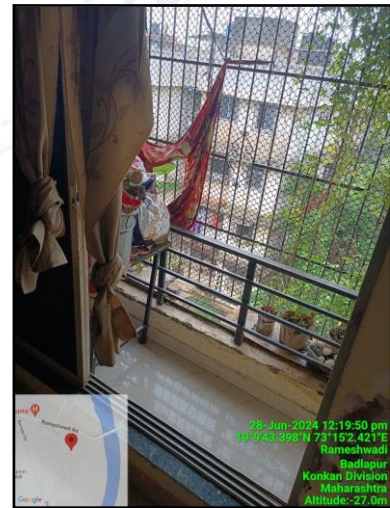
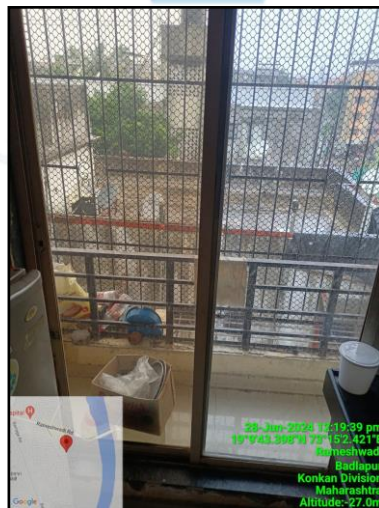




**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 4 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2012 (As per Occupancy Certificate)
4.	Estimated future life	48 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 door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	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
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	No 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	Chequered tiles 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

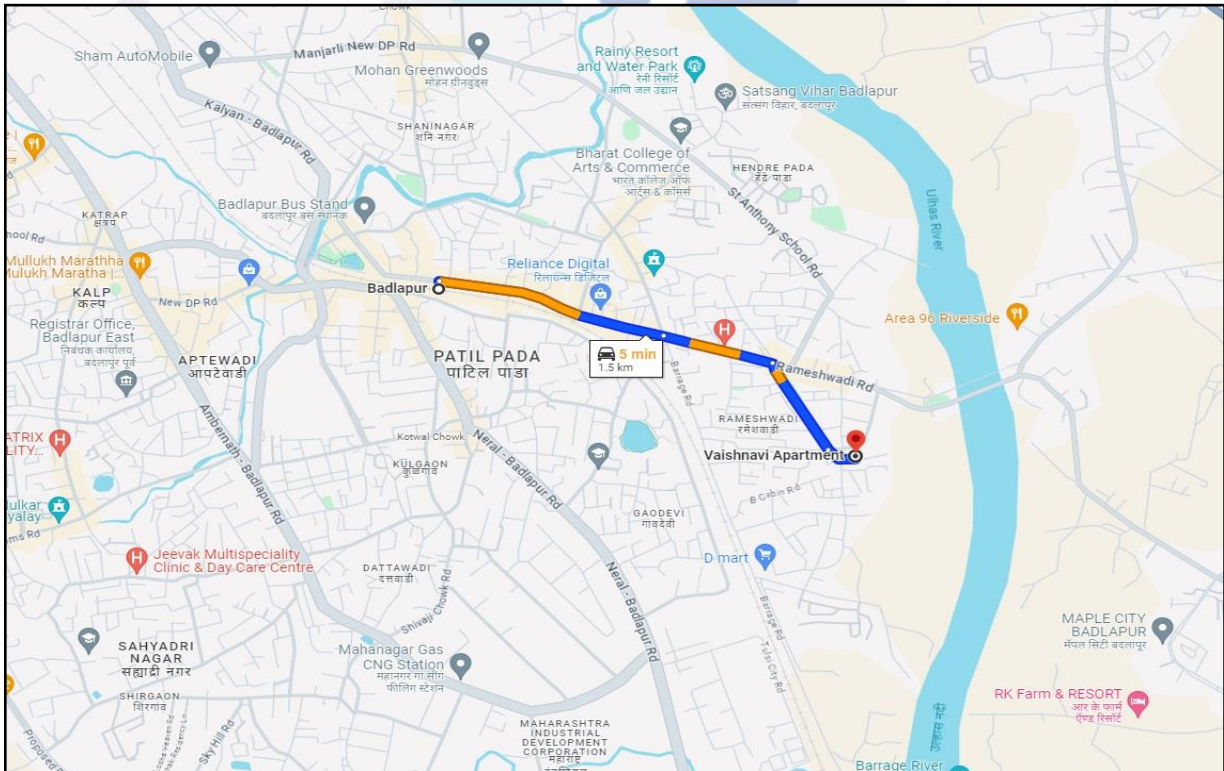


## Actual site photographs



# Route Map of the property

Site, u/r



**Latitude Longitude - 19°09'42.6"N 73°15'03.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Badlapur – 1.5 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:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:  Search

उपविभाग	चुकी जमीन	निवासी सरनिका	ऑफिस रुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/5-बी-1/ब) बदलापुर रेल्वे स्टेशनच्या समोरील रस्त्यास लागून असणा-या गांवठाणातील मिळकती आणि कर्ज रस्त्यावरील असणा-या कुळगांव गांवठाणातील घरे मिळकती	7970	40300	48300	58300	48300	बी. मीटर सि. डी. एस. मंत्र
2/9-बी-1/क-3) रेल्वे लाईन व पाईप लाईनच्या पुर्वेकडील कुळगांवच्या उर्वरील मिळकती	10010	50600	57900	66400	57900	बी. मीटर सर्वेक्षण मंत्र

Stamp Duty Ready Reckoner Market Value Rate for Flat	50,600.00			
Reduced by 20% on Flat Located on 4 <sup>th</sup> Floor	10,120.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>40,480.00</b>	<b>Sq. Mtr.</b>	<b>3,761.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	10,010.00			
The difference between land rate and building rate (A – B = C)	30,470.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>36,824.00</b>	<b>Sq. Mtr.</b>	<b>3,421.00</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)	<b>Fourth Floor and above</b>	<b>80%</b>

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Ceased 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

HOUSING.COM Buy In Thane  + Add Down

Home / Thane / Badlapur West / Apartment for Sale in Badlapur West / 1 BHK Flat Last updated: May 21, 2024

**1 BHK Flat** SHARE SAVE **₹25.0 L** EMI starts at ₹13.24 K  
₹3.68 K/sq.ft

By SHREE MAHALAXMI BUILDERS  
Omkar Omkar Vatika, Rameshwadi, Badlapur West, Thane Contact Seller

Hall SHARE SAVE 16 more

680 sq.ft Built Up Area   ₹3.68 K/sq.ft Avg. Price   9 Year Old Age of property   Ready to move Possession status   Middle of 7 floors   North-East facing Facing   Semi Furnished Furnishing

OVERVIEW   AMENITIES   RATINGS AND REVIEWS   PRICE TRENDS   REGISTRY RECORDS   LOCALITY   PROJECT Q&A   DEVELOPER >

Special Highlights Awesome! Nice neighborhood around

Property	Flat		
Source	<a href="https://www.housing.com">Housing.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	567.00	680.00	816.00
<b>Percentage</b>	20%	-	20%
<b>Rate Per Sq. Ft.</b>	₹ 4,412.00	₹ 3,676.00	₹ 3,064.00

## Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Thane Outsirts > Flats in Thane Outsirts > Flats in Badlapur > Flats in Rameshwadi > 1 BHK Flats in Rameshwadi Posted on Jun 26, 2024 | Ready to move

**₹27 Lac** @ 4,122 per sq.ft. **1BHK 2Baths**  
Estimated EMI ₹21,565 Flat/Apartment for Sale  
in Arihant Akriti, Rameshwadi, Badlapur

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

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (13) Society (19)

Area Built Up area: 655 sq.ft. (60.85 sq.m.) Configuration 1 Bedroom, 2 Bathrooms, 2 Balconies

Price ₹27 Lac @ 4,122 per sq.ft. Address Arihant Akriti, Rameshwadi, Badlapur

Floor Number 6<sup>th</sup> of 7 Floors Property Age 5 to 10 Year Old

Photos (1/13)

Places nearby Rameshwadi, Badlapur View All (50)

- Rameshwadi Church
- Gavdevi Temple
- Ganesh Mandir
- Jamma Masjid
- Saibaba Mandir
- Ram Maruti Mandir

Property	Flat		
Source	<a href="https://www.99acres.com">99acres.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	546.00	655.00	786.00
<b>Percentage</b>	20%	-	20%
<b>Rate Per Sq. Ft.</b>	₹ 4,947.00	₹ 4,122.00	₹ 3,435.00

## Sales Instance

492178 06-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 4921/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कुळगाव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1325000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1282000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: मौजे कुळगांव,रमेश वाडी बदलापूर वेस्ट येथील सर्वे नं. 82,हि. नं. 15,प्लॉट नं. 1 ते 7,क्षेत्र 1903.84 चौ. मी. यावरील श्री सिध्दी विनायक हौ. कॉम्प्लेक्स,म्हणजेच ओम अमेय को. ऑ. हौ. सोसा. लि.,दुसरा मजला,बिल्डिंग नं.3 सदनिका क्र. 201,क्षेत्र 380 चौ. फुट बांधीव,(बांधकाम पूर्ण झाल्याची दि. 25/03/1997 अन्वये 26% वजावट),(महिला खरेदीदार यांचे साठी मुद्रांक शुल्कातुन 1 टक्के सुट शासन निर्णय क्र.मुद्रांक -2021/अनौ.स.क.12/प्र.क्र.107/म-1 (धोरण),दिनांक- 31मार्च 2021 अन्वये.)( ( Survey Number : Survey No. 82/15, Plot No. 1 to 7 ; ) )	
(5) क्षेत्रफळ	380 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:-वनिता सखाराम चव्हाण -- वय:-43 पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: ओम अमेय को.ओप.हौ.सोसा.ली, ब्लॉक नं: रमेश वाडी, रोड नं: कुळगाव बादलापूर वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AFXPC8258A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता राकेश जोशी -- वय:-48; पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला, इमारतीचे नाव: ओम अमेय को.ओप.हौ.सोसा.ली, ब्लॉक नं: रमेश वाडी, रोड नं: कुळगाव बादलापूर वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-DBNPS6656H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4921/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	66250	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	13250	
(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	



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **29<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 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 **₹ 17,61,280.00 (Rupees Seventeen Lakh Sixty One Thousand Two Hundred Eighty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.