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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 : **Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani**

Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B, "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street,  
Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN  
Code - 401 101, State - Maharashtra, India.

**Latitude Longitude : 19°18'29.4"N 72°50'51.6"E**

### Intended User:

**Cosmos Bank  
Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -  
400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B , "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra, India belongs to **Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani**.

Boundaries of the property

North	: Open Plot
South	: Residential Building
East	: Jay Bharati Apartment
West	: Om Sai Complex

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 45,65,792.00 (Rupees Forty Five Lakhs Sixty Five Thousands Seven Hundred And Ninety 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No.  
Cosmos Bank Empanelment No.:


Encl.: Valuation report

### Our Pan India Presence at :

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

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Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B , "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra, 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 Fair Market Value as on 25.07.2024 for Housing Loan Purpose.
1	Date of inspection	25.07.2024
3	Name of the owner / owners	<b>Mr. Tejas Rajesh Vajani &amp; Mrs. Rajeshri Rajesh Vajani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 308, 3 <sup>rd</sup> Floor, Wing - B , "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Rajeshri Vajani (Owner) Contact No. 8291537067
6	Location, Street, ward no	Janta Nagar Road
7	Survey / Plot No. of land	New Survey No - 343/pt, 367/pt of Village - Bhayandar
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. = 415.57 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 476.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Janta Nagar Road



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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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,000/- 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.
26		<b>SALES</b>	
37		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
38		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.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2000 (Approx.)
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, Dadar Branch Branch to assess Fair Market Value as on 25.07.2024 for Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B , "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra, India belongs to **Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani**.

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

1)	Copy of Agreement for sale Document No.5422/2022 Dated 25.03.2022 between Mrs. Kalpna Vasant Parmar Alias Kalpana Vasant Parmar & Mr. Vasant Sankarlal Parmar(The Vendor) And Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani(The purchaser).
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### **Location**

The said building is located at New Survey No. 343/pt, 367/pt of Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101. The property falls in Residential Zone. It is at a traveling distance 1.1 Km. from Bhayandar Railway Station.

### **Building**

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3<sup>rd</sup> Floor is having 6 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room Cum Kitchen + Passage + Toilet + WC. This Residential Flat is Marble Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 25th July 2024**

The Built Up Area of the Residential Flat	:	476.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2000 (Approx.)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	24 Years
Cost of Construction	:	476.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,32,800.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$	:	36.00%
Amount of depreciation	:	₹ 4,79,808.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,600/- per Sq. M. i.e. ₹ 5,073/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,336/- per Sq. M. i.e. ₹ 4,212/- per Sq. Ft.
Value of property as on 25th July 2024	:	476.00 Sq. Ft. X ₹ 10,600 = ₹50,45,600.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 25th July 2024</b>	:	<b>₹ 50,45,600.00 - ₹ 4,79,808.00 = ₹ 45,65,792.00</b>
<b>Total Value of the property</b>	:	<b>₹ 45,65,792.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 41,09,213.00</b>
<b>Distress value of the property</b>	:	<b>₹ 36,52,634.00</b>
<b>Insurable value of the property (476.00 X 2,800.00)</b>	:	<b>₹ 13,32,800.00</b>
<b>Guideline value of the property (476.00 X 4212.00)</b>	:	<b>₹ 20,04,912.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 308, 3<sup>rd</sup> Floor, Wing - B , "J. P. Nagar 'E' Co-op. Hsg. Soc. Ltd.", Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar (West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra, India for this particular purpose at **₹ 45,65,792.00 (Rupees Forty Five Lakhs Sixty Five Thousands Seven Hundred And Ninety Two Only)** as on 25th July 2024

## NOTES

1. I, with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25th July 2024** is **₹ 45,65,792.00 (Rupees Forty Five Lakhs Sixty Five Thousands Seven Hundred And Ninety 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- VALUATION



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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

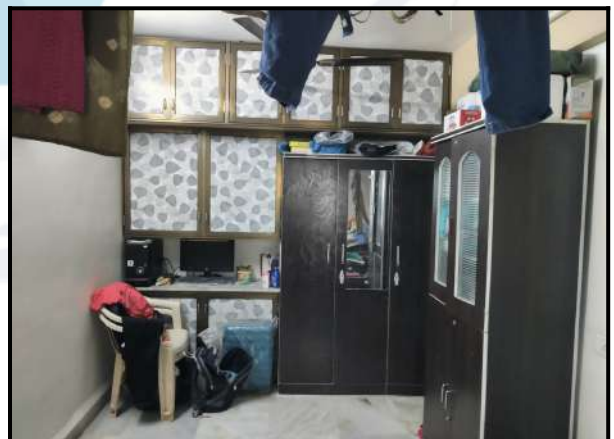
Technical details		Main Building
1	No. of floors and height of each floor	: Ground + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor
3	Year of construction	: 2000 (Approx.)
4	Estimated future life	: 36 Years 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" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	: Marble 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 plumbing with C.P. fittings. Electrical wiring with concealed
	(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



**Technical details****Main Building**

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	:	Not Provided
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



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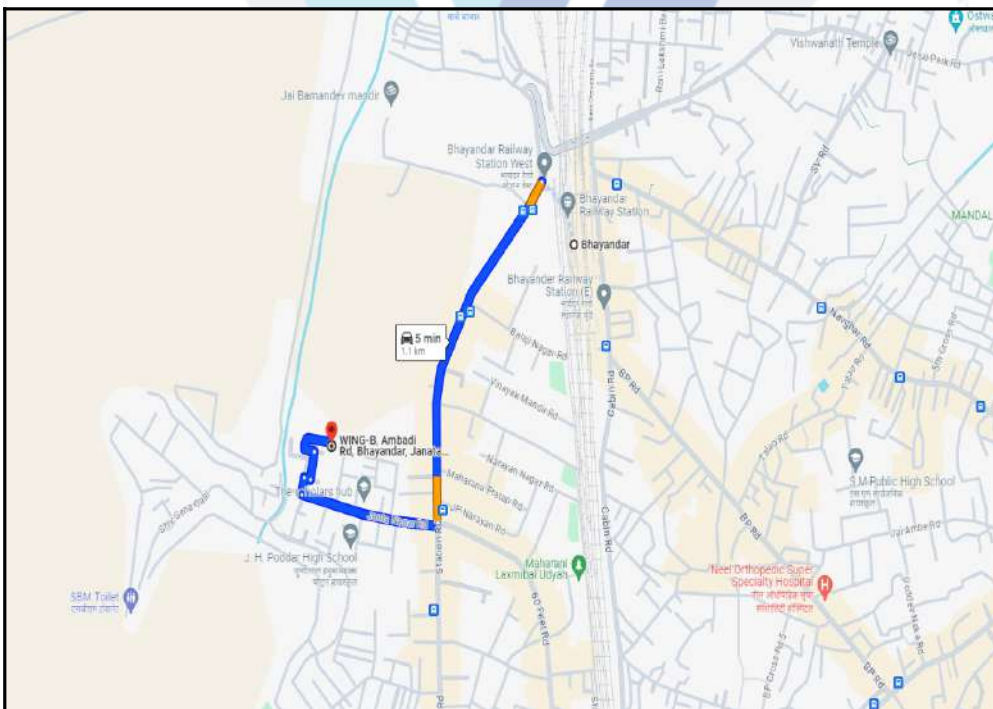




## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°18'29.4"N 72°50'51.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhayandar - 1.1 Km.).



## Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "B"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land Zone : F, Tika No. 5, 7, 8, 10, 11, 13 and 14 ) All the Properties bounded as follows : On East Station Road, Bhayander Uttan Road, on West and North Municipal boundary, Except Properties in above mentioned Zones "A", "B", "C" and "D".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/6	16000	54600	62800	68300	62800
7/1184, 7/1185, 7/1186, 7/1187, 7/1188, 7/1189, 7/1190, 7/1191, 7/1192, 7/1193, 7/1194, 7/1195, 7/1196, 7/1197, 7/1198, 7/1199, 7/1200, 7/1201, 7/1202, 7/1203, 7/1204, 7/1205, 7/1206, 7/1207, 7/1208, 7/1209, 7/1210, 7/1211, 7/1212, 7/1213, 7/1214, 7/1215, 7/1216, 7/1217, 7/1218, 7/1219, 7/1220, 7/1221, 7/1222, 7/1223, 7/1224, 7/1225, 7/1226, 7/1227, 7/1228, 7/1229, 7/1230, 7/1231, 7/1232, 7/1233, 7/1234, 7/1235, 7/1236, 7/1237, 7/1238, 7/1239, 7/1240, 7/1241, 7/1242, 7/1243, 7/1244, 7/1245, 7/1246, 7/1247, 7/1248, 7/1249, 7/1250, 7/1251, 7/1252, 7/1253, 7/1254, 7/1255, 7/1256, 7/1257, 7/1258, 7/1259, 7/1260, 7/1261, 7/1262, 7/1263, 7/1264, 7/1265, 7/1266, 7/1267, 7/1268, 7/1269, 7/1270, 7/1271, 7/1272, 7/1273, 7/1274, 7/1275, 7/1276, 7/1277, 7/1278, 7/1279, 7/1280, 7/1281, 7/1282, 7/1283, 7/1284, 7/1285, 7/1286, 7/1287, 7/1288, 7/1289, 7/1290, 7/1291, 7/1292, 7/1293, 7/1294, 7/1295, 7/1296, 7/1297, 7/1298, 7/1299, 7/1300, 7/1301, 7/1302, 7/1303, 7/1304, 7/1305, 7/1306, 7/1307, 7/1308, 7/1309, 7/1310,						
<input type="button" value="Compare With Previous Year"/> <span style="float: right;"><input type="button" value="↓"/></span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	54600.00			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	8190			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>46,410.00</b>	<b>Sq. Mtr.</b>	<b>4,312.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16000			
The difference between land rate and building rate(A-B=C)	30,410.00			
Percentage after Depreciation as per table(D)	24%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>45,336.00</b>	<b>Sq. Mtr.</b>	<b>4,212.00</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%

### 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	Nalanda Building Shiv Sena Galli Bhayandar		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	415.00	498.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹11,084.00	₹9,237.00	-

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**1 BHK Flat In Nalanda Bhayandar &#40; West &#41; For Sale In Shiv Sena Galli**

shiv sena galli

**₹ 46 Lacs**  
Resaleable

**₹ 26,364/Month**  
Estimated EMV

**419**  
Sq.Ft.

[View Home Loan](#)

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**10A**  
Category

**None**  
Parking

**Mar 18, 2024**  
Posted On

**Immediately**  
Possession

**Nalanda Bhayanda...**  
Apartments

**None**  
Power Backup

[Get Owner Details](#)

**Overview**

Age of Building	>50 Years
Maintenance Charges	₹ 1.8 Per Sq. Ft/M
Built-Up Area	498 Sq.Ft
Planning Status	Semi <a href="#">View</a>
Floor	2/G
Stack Security	No
Ownership Type	Self Owned
Planning	Verified Title
Carpet Area	415 Sq. Ft
Facing	North
Parking	None

**Activity On This Property**

0 Views 0 Shares 0 Created

Reported by: [Report](#)

**NoBroker Services**

**Similar Properties**

There are no similar properties

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Property	1 RK Flat In Manav Mandir Society For Sale In Mira Bhayandar		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	209.00	251.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹11,962.00	₹9,960.00	-

The screenshot displays a real estate listing on the Nobroker.com platform. The main heading is "1 RK Flat In Manav Mandir Society For Sale In Mira Bhayandar". Key details include a price of ₹25 Lacs, a monthly estimated EMI of ₹14,328, and a built-up area of 251 sq ft. The listing features a gallery of interior photos, a "Shortlist" button, and a "Get Owner Details" button. The overview section provides additional information such as the age of the building (50 years), ownership type (Self-owned), and furnishing status (Unfurnished). The page also includes a "Similar Properties" section with thumbnails of other listings.

Property	1 BHK Flat In Suryalock Apprtment Bhayandar W		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	470.00	565.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹10,851.00	₹9,027.00	-

The screenshot displays a property listing on the Nobroker website. The main heading is "1 BHK Flat In Suryalock For Sale In Suryalock Apprtment Bhayandar ...". Key details include a price of ₹51 Lacs (Negotiable), an estimated EMI of ₹29,230/month, and 565 sq.ft. of built-up area. The listing features two photographs: one of a bedroom with a bed and wardrobe, and another of a kitchen with a countertop and sink. The overview section provides additional information: Age of Building (>10 Years), Ownership Type (Self Owned), Maintenance Charge (₹1.7 per Sq. Ft. M), Flooring (Marble/Granite), Furnishing Status (Unfurnished), and Floor (2/F). The listing also includes a "NoBroker Services" section with options for Pricing, Check Loan Eligibility, Estimate Interior Cost, Book Legal Services, and Create Agreement. The activity on this property shows 0 unique views, 0 shares, and 85 contacts.



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## Sale Instances

Property	New Nirmal Nagar CHSL, Ambaji Street, Bhayannder West		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	166.66	199.99	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,001.00	-

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<p>5895337 19-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<h3 style="margin: 0;">सूची क्र.2</h3>	<p>दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 5895/2024 नोंदणी : Regn:63m</p>
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गावाचे नाव : भाईदर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1014468
(4) मू.मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :- इतर माहिती: , इतर माहिती: मोजे भाईदर,वॉर्ड क्र. एफ,विभाग क्र. 1/6,येथील जुना सर्वे क्र. 7,नवीन सर्वे क्र. 343,हिस्सा क्र. पार्ट,सदनिका क्र. 107,पहिला मजला,न्यु निर्मल नगर को. ऑप. हौ. सोसा. लि.,अंबाजी स्ट्रीट,जनता नगर रोड,भाईदर प. ठाणे.,क्षेत्रफळ 200 चौ. फुट म्हणजेच 18.58 चौ.मी. बिल्टअप,( ( Survey Number : 343/पार्ट ; )
(5) क्षेत्रफळ	18.58 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.-दिनेश धीरजलाल मांडाणी - - वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 107, पहिला मजला, न्यु निर्मल नगर को. ऑप. हौ. सोसा. लि., अंबाजी स्ट्रीट, जनता नगर रोड, भाईदर प. ठाणे, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AKLPM8939K 2): नाव.-मीना दिनेश मांडाणी - - वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 107, पहिला मजला, न्यु निर्मल नगर को. ऑप. हौ. सोसा. लि., अंबाजी स्ट्रीट, जनता नगर रोड, भाईदर प. ठाणे, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ALAPM6911F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सशांत सहदेव साळसकर - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ई/9, सेन्ट्रल रेल्वे ऑफिसर्स क्वार्टर, डॉ. आंबेडकर रोड, निर्मल पार्क, भायखळा पु. मुंबई., ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400027 पॅन नं:-CDHPS8379G 2): नाव.-अनया सशांत साळसकर - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ई/9, सेन्ट्रल रेल्वे ऑफिसर्स क्वार्टर, डॉ. आंबेडकर रोड, निर्मल पार्क, भायखळा पु. मुंबई., ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400027 पॅन नं:-BXPPK0466B
(9) दस्तऐवज करून दिल्याचा दिनांक	02/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	02/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5895/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	140000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th July 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 45,65,792.00 (Rupees Forty Five Lakhs Sixty Five Thousands Seven Hundred And Ninety Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No.  
Cosmos Bank Empanelment No.:



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

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