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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 : **Shri. Nitin Ramesh Shirodkar**

Residential Flat No. 402, 4<sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambarnath , District - Thane , PIN - 421 503, State - Maharashtra, Country - India.

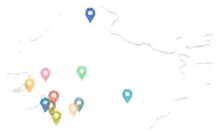
Latitude Longitude : 19°10'7.7"N 73°15'1.0"E

### Intended User:

**Çosmos Bank**

**Recovery W-Off Wing, MRO, Dadar (West)**

36-A, Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai-400028, State - Maharashtra, Country - India



### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4<sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Shri. Nitin Ramesh Shirodkar**.

Boundaries	:	Building	Flat
North	:	Internal Road	Marginal Space
South	:	Road	Flat No. 403
East	:	Wing - C	Marginal Space
West	:	Mohan Tulashi Vihar	Flat No. 401

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 26,21,280.00 (Rupees Twenty Six Lakhs Twenty One Thousands Two Hundred And 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 report.

Hence certified

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

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.01 14:51:14 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

Encl.: Valuation report

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- Delhi NCR
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- Jaipur

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Residential Flat No. 402, 4<sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambernath , District - Thane , PIN - 421 503, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 01.08.2024 for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
1	Date of inspection	30.07.2024
3	Name of the owner / owners	<b>Shri. Nitin Ramesh Shirodkar</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. 402, 4 <sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambernath , District - Thane , PIN - 421 503, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Mukul (Bank Person ) Contact No. 9372466358
6	Location, Street, ward no	Village - Kulgaon, Badlapur (West) District - Thane
7	Survey / Plot No. of land	Village - Kulgaon New Survey No - 66, Hissa No. 1(Park)
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. = 600.79 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 762.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kulgaon, Badlapur (West) Taluka - Ambernath , District - Thane , Pin - PIN - 421 503



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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?	Vacant- Bank Possession
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant- Bank Possession
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	Vacant- Bank Possession
	(ii) Portions in their occupation	Fully Vacant- Bank Possession
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,000.00 (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.
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 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 – 2012 (As per site information)
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> At present the property is vacant and in the possession of bank. It was in poor condition. At some places plaster is pulled out.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Recovery W-Off Wing, MRO, Dadar (West) Branch to assess Fair Market Value as on 01.08.2024 for Residential Flat No. 402, 4<sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Shri. Nitin Ramesh Shirodkar**.

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

1)	Copy of Agreement for sale No.5988 / 2013 Dated 08.05.2013 between M/s. Om Shanti Associates (The Promoter) And Shri. Nitin Ramesh Shirodkar (The Purchaser).
2)	Copy of Commencement Certificate No.KBMC / BP / 2011 - 12 / 736 - 101 Dated 24.06.2011 issued by Kulgaon Badlapur Municipal Council.

### Location

The said building is located at Village - Kulgaon, Badlapur (West), Taluka - Ambernath, District - Thane, PIN - 421 503. The property falls in Residential Zone. It is at a traveling distance 1.7 Km. from Badlapur Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 6 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 Normal. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile 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 1st August 2024

The Built Up Area of the Residential Flat	:	762.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2012 (As per site information)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	12 Years
Cost of Construction	:	762.00 Sq. Ft. X ₹ 2,000.00 = ₹ 15,24,000.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$	:	18.00%
Amount of depreciation	:	₹ 2,74,320.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 50,600/- per Sq. M. i.e. ₹ 4,701/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,729/- per Sq. M. i.e. ₹ 4,248/- per Sq. Ft.
Value of property as on 1st August 2024	:	762.00 Sq. Ft. X ₹ 3,800 = ₹28,95,600.00

(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)

Fair value of the property as on 1st August 2024	:	₹ 28,95,600.00 - ₹ 2,74,320.00 = ₹ 26,21,280.00
Total Value of the property	:	₹ ₹ 26,21,280.00
The realizable value of the property	:	₹22,28,088.00
Distress value of the property	:	₹18,34,896.00
Insurable value of the property (762.00 X 2,000.00)	:	₹15,24,000.00
Guideline value of the property (762.00 X 4248.00)	:	₹32,36,976.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, Wing - E, "River Park Wing -E- Co-Op. Hsg. Soc. Ltd.", Village - Kulgaon, Badlapur (West), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India for this particular purpose at **₹ 26,21,280.00 (Rupees Twenty Six Lakhs Twenty One Thousands Two Hundred And Eighty Only)** as on 1st August 2024

## NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st August 2024** is **₹ 26,21,280.00 (Rupees Twenty Six Lakhs Twenty One Thousands Two Hundred And 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- VALUATION



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

17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	:	1Lift
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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



Since 1989

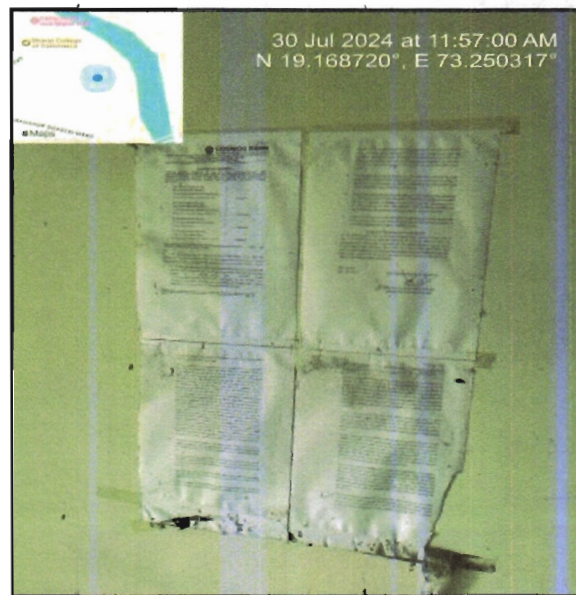
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## Actual Site Photographs



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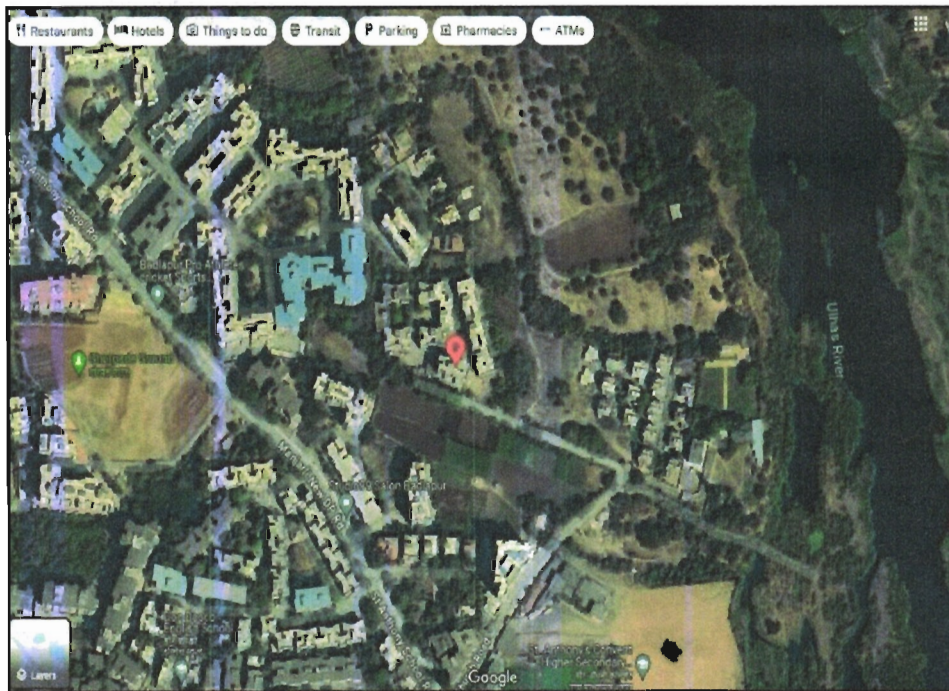
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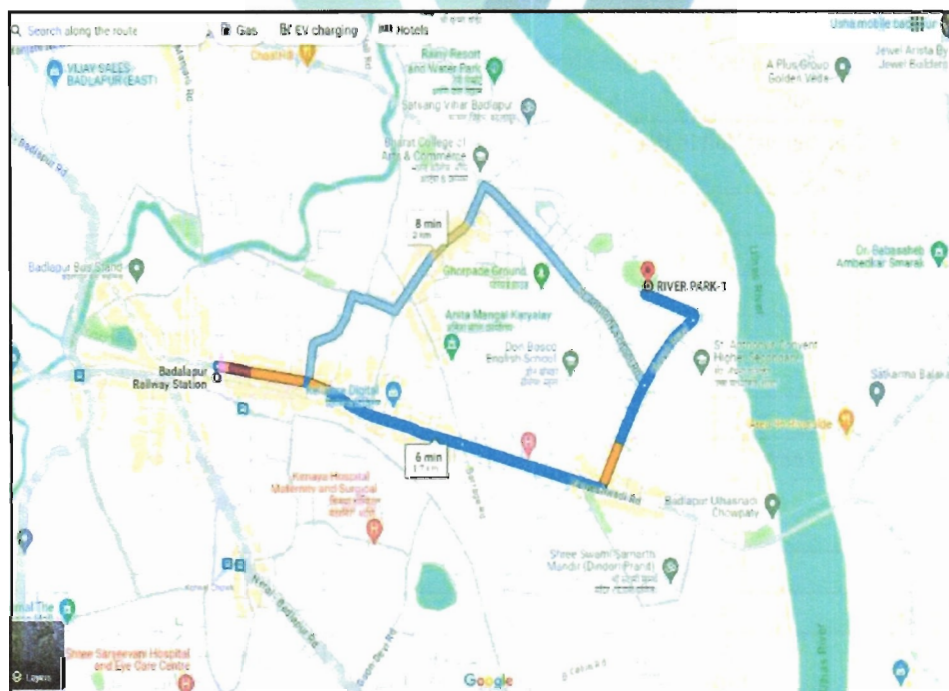




## Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'7.7"N 73°15'1.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 1.7 Km. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : KULGAON No. 2 Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Kulgoan Badlapur Municipal Corporation					
Land Mark	2/9-B-1/C-3) All the remaining properties of Kulgoan on the East of the Railway Line and pipeline					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/9	10010	50600	57900	66400	57900
Survey No. 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 85, 86, 87, 89, 91  C. T. S. No. 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200						
<input type="button" value="Compare With Previous Year"/> <span style="float: right; color: #007bff; font-size: 1.2em;">+</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	50600			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>50,600.00</b>	<b>Sq. Mtr.</b>	<b>4,701.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	10010			
The difference between land rate and building rate(A-B=C)	40,590.00			
Percentage after Depreciation as per table(D)	12%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>45,729.00</b>	<b>Sq. Mtr.</b>	<b>4,248.00</b>	<b>Sq. Ft.</b>

### 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

### 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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	560.00	672.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹5,179.00	₹4,315.00	-

99acres
Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Hendre Pada > 2 BHK Flats in Hendre Pada > 35 to 40 Lakh

Posted on Jun 14, 2024 | Ready to move

₹29 Lac

Estimated EMI ₹ 23,162

2BHK 2Baths

Flat/Apartment for Sale

in Deepali Deep Aashish, Hendre Pada, Badlapur

RENT STATUS: NOT AVAILABLE Website: https://maharera.it.mahaonline.gov.in/

Overview   Society   Owner Details   Price Trends   Society Reviews   Recommendation >

Property (11)
Society (8)

Photos (1/11)

Area

Super Built up area 978 sq.ft. (90.86 sq.m.)

Built Up area: 970 sq.ft. (90.12 sq.m.)

Carpet area: 560 sq.ft. (52.03 sq.m.)

Price

₹ 29 Lac+ Govt Charges & Tax

₹ 5,178 per sq.ft. (Negotiable)

Floor Number

Ground of 8 Floors

Overlooking

Park/Garden, Main Road

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony with Others

Address

Deepali Deep Aashish  
Hendre Pada, Badlapur

Facing

East

Property Age

1 to 5 Year Old

Places nearby

004, Hendre Pada, Badlapur

Rameshwadi Church
Ganesh Mandir
Saibaba Mandir
Ambamata Mandir
Gavdevi Temple
Datta Mandir

Why should you consider this property?

East Facing
Ground Floor
Visitor Parking Available
Close to School
On-Call Maintenance Staff
Close to Market
Gated Society

Close to Railway Station
Overlooking Park/Garden
Overlooking Main Road

Transaction Type: Resale   Property Ownership: Leasehold   Flooring: Vitrified   Furnishing: Semifurnished

Gated Community: Yes   Parking: 2 Open   Water Source: Municipal corporati...   Power Backup: None



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Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	682.00	818.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,399.00	₹3,666.00	-

**NOBROKER**

2 BHK Flat In Ayodhya Nagari Apartment For S... ₹ 30 Lacs ₹ 17,194/Month 975 Sq.Ft

hendre pada, near bharat college

Home / Flats for Sale in Mumbai / Flats for Sale in Hendre pada / 2bhk Flat for Sale in Hendre pada / Property Details

Photos Location Shortlist

2 Bedroom 2 Bathroom 2 Balcony Bike and Car Parking

Jul 19, 2024 Immediately Ayodhya Nagari Ap... None

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Nearby: Kimaya Hospital · Maternity And Surgical Vaishali Talkies / Theatre, Badlapur West Shabari Hotel D Mart Badlapur

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	975 Sq.Ft	Carpet Area	682 Sq.Ft
Furnishing Status	Semi <b>Furnish Now</b>	Facing	East

Activity On This Property

16 Unique Views 0 Shortlists 0 Contacted

Powered By NBEstimate

**Similar Properties**

2 BHK Flat In Shri Kris...



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	635.00	762.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,094.00	₹3,412.00	-

3025541 18-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्ता क्रमांक : 3025/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : कुळगाव</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	2600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3352000	
(4) भू.मापन,पोटहिस्सा व धरकमाकर(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :- इतर माहिती: मौजे कुळगाव तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे क्र. 66 हिस्सा क्र. 1 पै या जागेवरील रिक्टर पार्क विंग ई को. ऑ. हौ. सो. लि. म्हणजेच रिक्टर पार्क मधील ई विंग,दुसरा मजला,सदनिका क्र. 202,क्षेत्र 634.56 चौ. फूट कार्पेट( ( Survey Number : 66 ; ))	
(5) क्षेत्रफळ	634.56 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-चंकर ताल लुधवानी - - वय:-69 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. ई/202, दुसरा मजला, रिक्टर पार्क बिल्डिंग, चर्च रोड, रमेशवाडी, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AKGPL5135R 2): नाव.-ममता लुधवानी - - वय:-64 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. ई/202, दुसरा मजला, रिक्टर पार्क बिल्डिंग, चर्च रोड, रमेशवाडी, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-CHIPM6412M	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अरुण लक्ष्मण झनकर - - वय:-51; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं: प्लॉट नं. 301, तिसरा मजला, ए विंग, अमृत कुंभ, भारत कॉलेज जवळ, हेंद्रेपाडा, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, पिन कोड:-421503 पॅन नं.-AFAPJ6379L 2): नाव.-पल्लवी अरुण झनकर - - वय:-38; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं: प्लॉट नं. 301, तिसरा मजला, ए विंग, अमृत कुंभ, भारत कॉलेज जवळ, हेंद्रेपाडा, बदलापूर प., तालुका अंबरनाथ, जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-ABCZ9820A	
(9) दस्तावेज करून दिल्याचा दिनांक	04/03/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	04/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3025/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	201200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
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 **1st August 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 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.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## 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 **₹ 26,21,280.00 (Rupees Twenty Six Lakhs Twenty One Thousands Two Hundred And Eighty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.01 14:51:28 +05'30'

Auth. Sign.

**Sharadkumar Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I.T/I -14/52/2008-09  
Cosmos Bank Empanelment No.: HO/CREDIT/67/2019-20

