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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. Deepak Balaram Konde & Mrs. Rohini Deepak Konde**

Residential Flat No. 201, 2nd Floor, Wing - A, "**Jivdani Building**", Village - Kalwa, Kalwa (West),
Taluka - Thane , District - Thane , PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'32.1"N 72°59'20.1"E

Intended User:

Cosmos Bank
FORT BRANCH

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort,
Mumbai, Maharashtra 400001

Our Pan India Presence at :

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Wing - A, "Jivdani Building", Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Deepak Balam Konde & Mrs. Rohini Deepak Konde**.

Boundaries	:	Building	Flat
North	:	Indrayani Society	Lift
South	:	Internal Road	Flat No. 203
East	:	Jai Bhagwan Apartment	Flat No. 202
West	:	Shishuvihar Vidyamandir	Sraircase

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 **₹ 61,54,000.00 (Rupees Sixty One Lakhs Fifty Four Thousands 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.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report

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Residential Flat No. 201, 2nd Floor, Wing - A, "Jivdani Building", Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, 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 05.08.2024 for Housing Loan Purpose.
1	Date of inspection	02.08.2024
3	Name of the owner / owners	Mr. Deepak Balaram Konde & Mrs. Rohini Deepak Konde
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	Address: Residential Flat No. 201, 2 nd Floor, Wing - A, "Jivdani Building", Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India. Contact Person : Mr. Deepak Balaram Konde (Owner) Contact No. 9372890992
6	Location, Street, ward no	Village - Kalwa, Kalwa (West) District - Thane
7	Survey / Plot No. of land	CTS No - 1332(Part) of Village - Kalwa
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. = 396.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 362.00 (Area As Per Article of Agreement) Built Up Area in Sq. Ft. = 398.20 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Kalwa (West) Taluka - Thane , District - Thane , Pin - PIN - 400 605
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.
	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?	Owner Occupied - Mr. Deepak Balaram Konde & Mrs. Rohini Deepak Konde
	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(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	12,800.00 (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		SALES	
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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2023 (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, FORT BRANCH Branch to assess Fair Market Value as on 05.08.2024 for Residential Flat No. 201, 2nd Floor, Wing - A, "**Jivdani Building**", Village - Kalwa, Kalwa (West), Taluka - Thane , District - Thane , PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Deepak Balam Konde & Mrs. Rohini Deepak Konde**.

We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 18.10.2023 between M/s. Mildstone Enterprises LLP(The Developers) And Mr. Deepak Balam Konde & Mrs. Rohini Deepak Konde (The Purchasers).
2)	Copy of Occupancy Certificate No.TMCB / FO / 2023 / APL / 00054 Dated 31.10.2023 issued by Thane Municipal Corporation (As downloaded from RERA site).
3)	Copy of Commencement Certificate No.S08 / 0115 / 21 / TMC / TDD / 3970 / 22 Dated 15.02.2022 issued by Thane Municipal Corporation.
4)	Copy of RERA Certificate No.P51700034876 Dated 28.04.2022 issued by Maharashtra Real Estate Regulatory Authority.

Location

The said building is located at Village - Kalwa, Kalwa (West), Taluka - Thane , District - Thane , PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 1.1 Km. from Kalwa Railway Station.

Building

The building under reference is having Stilt + 8 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. 2nd Floor is having 3 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.



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Valuation as on 5th August 2024

The Carpet Area of the Residential Flat	:	362.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	398.20 Sq. Ft. X ₹ 2,700.00 = ₹ 10,75,140.00
Depreciation $\{(100 -) \times (1 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 72,500/- per Sq. M. i.e. ₹ 6,735/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 5th August 2024	:	362.00 Sq. Ft. X ₹ 17,000 = ₹61,54,000.00

(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 5th August 2024	:	₹ 61,54,000.00
Total Value of the property	:	₹ ₹ 61,54,000.00
The realizable value of the property	:	₹55,38,600.00
Distress value of the property	:	₹49,23,200.00
Insurable value of the property (398.20 X 2,700.00)	:	₹10,75,140.00
Guideline value of the property (398.20 X 6735.00)	:	₹26,81,877.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Wing - A, "Jivdani Building", Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 61,54,000.00 (Rupees Sixty One Lakhs Fifty Four Thousands Only)** as on 5th August 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **5th August 2024** is **₹ 61,54,000.00 (Rupees Sixty One Lakhs Fifty Four Thousands 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.



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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

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



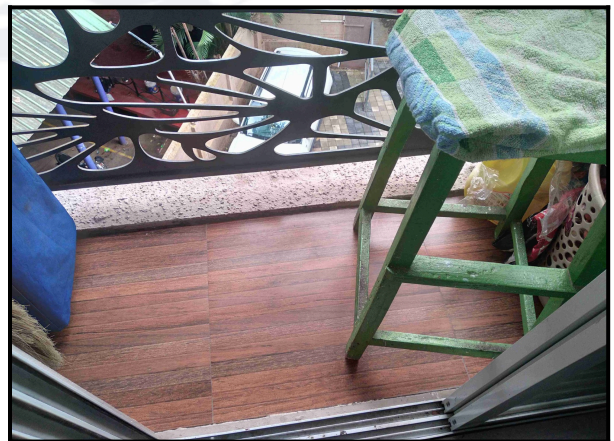
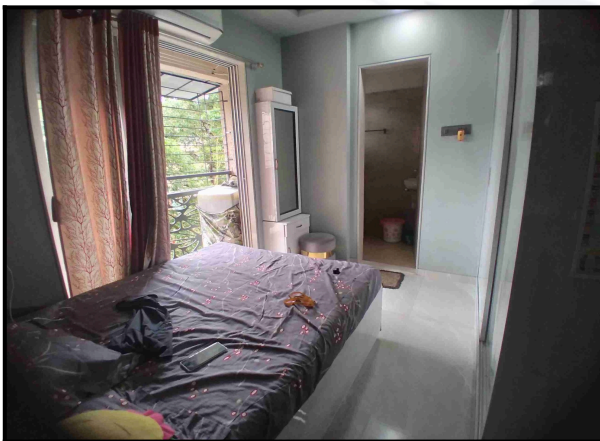
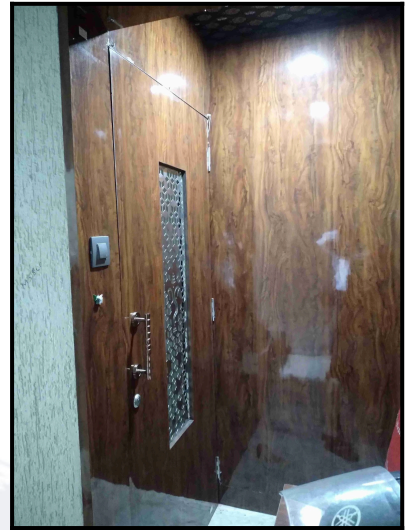
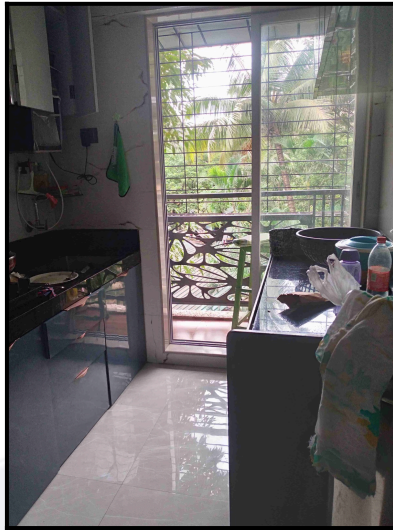
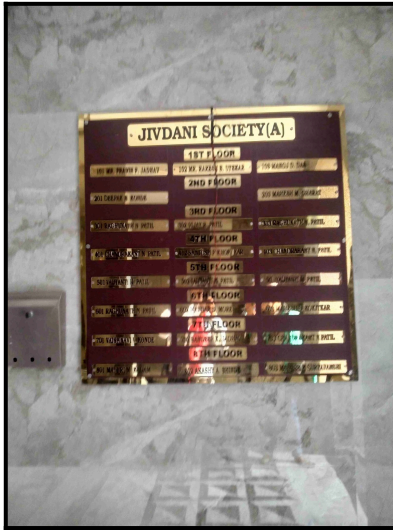
Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	:	2023 (As per occupancy certificate)				
4	Estimated future life	:	59 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 Flush Shutters, Powder coated Aluminum sliding windows with M. S. Grills, .				
10	Flooring	:	Vitrified Tile Flooring.				
11	Finishing	:	Cement Plastering + POP Finish.				
12	Roofing and terracing	:	R. C. C. Slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </tbody> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit						
(ii)	Class of fittings: Superior/Ordinary/Poor.						

Technical details		Main Building	
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.	:	Superior Colored
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	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC 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

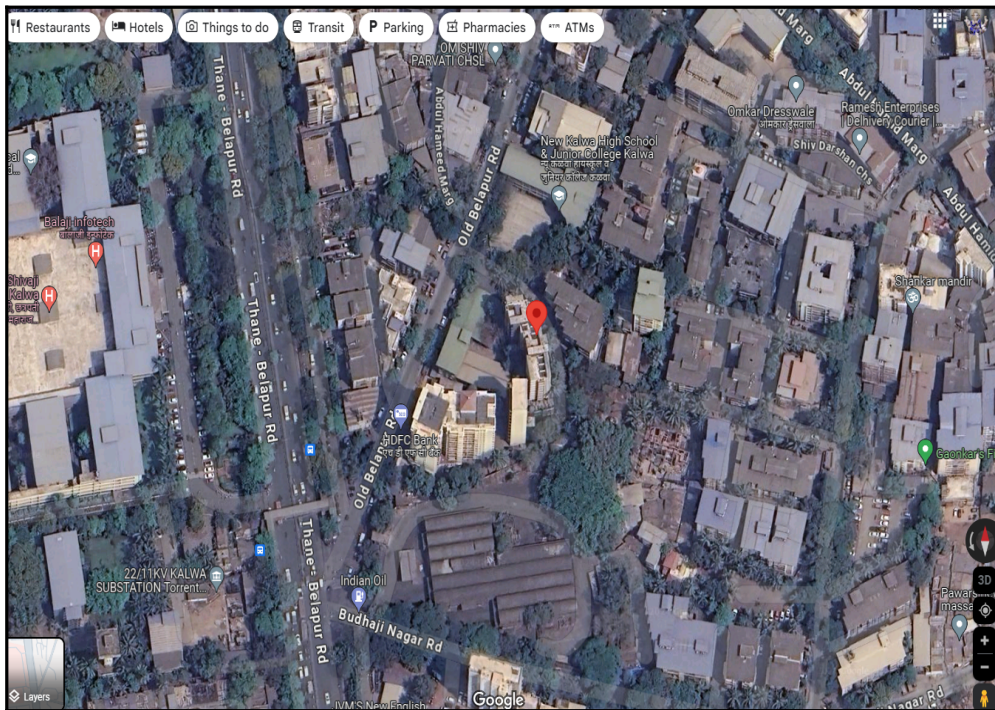
Actual Site Photographs



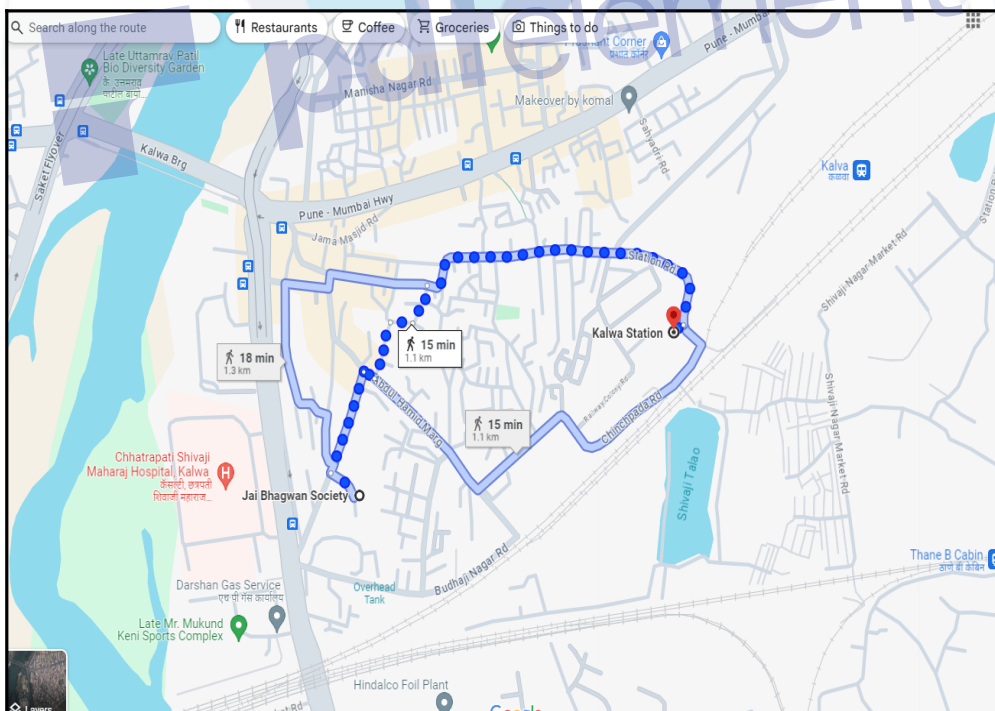
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°11'32.1"N 72°59'20.1"E

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

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)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/52-10ब) मंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 5	26300	76800	88100	106000	88100	चौ. मीटर
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 3	26600	72500	83100	103900	83100	चौ. मीटर
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 4	26600	72500	83100	103900	83100	चौ. मीटर
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 5	26600	72500	83100	103900	83100	चौ. मीटर
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 6	26600	72500	83100	103900	83100	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	72500			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	72,500.00	Sq. Mtr.	6,735.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26600			
The difference between land rate and building rate(A-B=C)	45,900.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	72,500.00	Sq. Mtr.	6,735.00	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:



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	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	Jivdani Building, Kalwa West		
Source	Commonfloor.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	360.00	396.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹18,056.00	₹16,414.00	-




Jivdani Building

By: Mildstone Enterprises Llp in Kalwa

₹65 L onwards

OVERVIEW
LOCATION
BUY
RENT





Total Project Area
0.15 Acres

BHK
1 BHK


Possession



Total Units
48 Units


Area
360 sq.ft. 
(33.45 sq.m)

Price Range 

Property	Budhaji Nagar, Kalwa West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	480.00	552.00	-
Percentage	-	15%	-
Rate Per Sq. Ft.	₹15,938.00	₹13,859.00	-



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1 BHK Flat In Ganesh Leela Chs Kalwa For Sale In 5...

Kalwa

₹ 76.5 Lacs

Non-negotiable

₹ 43,845/Month

Estimated EMI

550


Sq.Ft

Need Home Loan ?

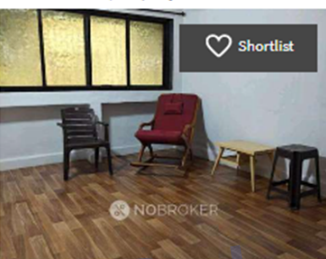

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1bkh Flat for Sale in Kalwa / Property Details

Photos
Location





Shortlist

1 Bedroom	Jul 29, 2024
No. of Bedroom	Posted On
1 Bathroom	Immediately
No. of Bathroom	Possession
1 Balcony	Ganesh Leela Chs K...
Balcony	Apartment
Bike Parking	None
Parking	Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info







Price trends by NBEstimate

Check Now


Nearby: New India Co-Operative Bank Limited Vasant Vihar Mulund East Railway Station Bus Stop


Mango Hotels - Airoli, Navi Mumbai Jupiter Hospital Thane MovieMax - Wonder Mall


Overview

 Age of Building	>10 Years
 Ownership Type	Self Owned
 Maintenance Charges	₹1.3 Per Sq.Ft/M
 Flooring	NA
 Builtup Area	550 Sq.Ft
 Carpet Area	480 Sq.Ft

Activity On This Property


 **19**
Unique Views

 **0**
Shortlists

 **0**
Contacted

Powered By: NBEstimate

Similar Properties




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC2307559

Property	Rana Tower, Kalwa West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	450.00	594.00	-
Percentage	-	32%	-
Rate Per Sq. Ft.	₹14,667.00	₹11,111.00	-

HOUSING.COM Buy In Thane + Add

Home / Thane / Kalwa / Apartment for Sale in Kalwa / 1BHK Flat Last updated: Jun 27, 2024

1 BHK Flat **₹66.0 L** EMI starts at ₹34.95 K
₹11.09 K/sq.ft

By REPUTED BUILDER

Rana Tower, Budhaji Nagar, Kalwa, Thane

✓ VERIFIED

Hall

Living Room

+ 14 more

595 sq.ft
Built Up Area

₹11.09 K/sq.ft
Avg. Price

20 Year Old
Age of property

Ready to move
Possession status

Lower of 11 floors

East facing
Facing

Semi Furnished
Furnishing

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

Property Highlights

- Close to ATM
- Close to Bus Stop
- Close to Railway Station
- Close to Grocery Stores

Why 1 BHK Flat in Rana Tower, Kalwa West, Kalwa for sale - Thane | Housing.com?

- Close to ATM
- Close to Bus Stop
- Close to Railway Station
- Close to Grocery Stores

⚡ Awesome! Better priced property in this area

Contact Seller

AB **Amrut Bhosale**
Housing Expert Pro
+9181808.....

Please share your contact

Name:

+91 Phone:

Email:

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Sale Instances

Property	Jivdani Building, Kalwa West		
Source	Index no.2		
Floor	8th		
	Carpet	Built Up	Saleable
Area	342.00	376.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹13,158.00	₹11,962.00	-

03/08/2024, 12:14

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28-03-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 5226/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2818351.872
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: मौजे कळवा जिल्हा ठाणे येथील सदनिका नं 802 - ए विंग आठवा मजला जीवदानी बिल्डिंग,जुना बेलापुर रोड,कळवा ठाणे 400605 या सदनिकेचे क्षेत्रफळ 342 चौ फुट(कारपेट)असून सिटीएस नं 1332(पार्ट)((C.T.S. Number : सिटीएस नं 1332 (पार्ट) ;))
(5) क्षेत्रफळ	342 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:-मेसर्स माइल्डस्टोन एन्टरप्राइजेस एल एल पी तर्फे पार्टनर विशाल भारत पाटील - - वय:-49 पत्ता:-प्लॉट नं: रूम नं. 201, माळा नं: -, इमारतीचे नाव: गोपाळराव स्मृती, भुसार आळी, कळवा (वेस्ट), ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BFHPP6011H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय अनिल शिंदे - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, शकुंतला अपार्टमेंट शास्त्री नगर शिव गर्जना जिम जवळ ठाणे कळवा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-DQKPS8434R 2): नाव:-करिष्मा अंकुश भोसले (शिंदे) - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, शकुंतला अपार्टमेंट शास्त्री नगर शिव गर्जना जिम जवळ ठाणे कळवा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BIIPB5356B
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5226/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th 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 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 **₹ 61,54,000.00 (Rupees Sixty One Lakhs Fifty Four Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

