

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rajesh Shankar Parab & Mrs. Ruchira Rajesh Parab**

Residential Flat No. 226, 2nd Floor, Building No B-2, "Umiya Complex Phase II, A-3, A-4, B-2 Co-op. Hsg. Soc. Ltd.", Ganesh Mandir Road, Village - Titwala, Municipality Ward No. 1, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605, State - Maharashtra, India.

Latitude Longitude : 19°17'49.8"N 73°13'19.4"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

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. 226, 2nd Floor, Building No B-2, "**Umiya Complex Phase II, A-3, A-4, B-2 Co-op. Hsg. Soc. Ltd.**", Ganesh Mandir Road, Village - Titwala, Municipality Ward No. 1, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605, State - Maharashtra, India belongs to **Mr. Rajesh Shankar Parab & Mrs. Ruchira Rajesh Parab.**

Boundaries of the property

North : Road & Shree Ganraya Tower
South : Open Plot
East : Umiya Complex - A5
West : Road

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 **₹ 24,82,200.00 (Rupees Twenty Four Lakhs Eighty Two Thousands Two Hundred 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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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 09.08.2024 for Housing Loan Purpose.
1	Date of inspection	08.08.2024
3	Name of the owner / owners	Mr. Rajesh Shankar Parab & Mrs. Ruchira Rajesh Parab
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. 226, 2 nd Floor, Building No B-2, "Umiya Complex Phase II, A-3, A-4, B-2 Co-op. Hsg. Soc. Ltd.", Ganesh Mandir Road, Village - Titwala, Municipality Ward No. 1, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605, State - Maharashtra, India. Contact Person : Mr. Rajesh Shankar Parab (Owner) Contact No. 8108335893
6	Location, Street, ward no	Ekta Nagar Road & Titwala - Goveli Road
7	Survey / Plot No. of land	New Survey No - 114, Hissa No. 6/1, Survey No. 182, Hissa No. 3 of Village - Titwala
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. = 387.42 (Area as per Site measurement) Built Up Area in Sq. Ft. = 525.00 (Area As Per Agreement for Sale)



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13	Roads, Streets or lanes on which the land is abutting	Ekta Nagar Road & Titwala - Goveli Road -
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,000/- 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		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 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2008 (As Per Part 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, Naupada Branch to assess Fair Market Value as on 09.08.2024 for Residential Flat No. 226, 2nd Floor, Building No B-2, "Umiya Complex Phase II, A-3, A-4, B-2 Co-op. Hsg. Soc. Ltd.", Ganesh Mandir Road, Village - Titwala, Municipality Ward No. 1, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605, State - Maharashtra, India belongs to **Mr. Rajesh Shankar Parab & Mrs. Ruchira Rajesh Parab.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.7779/2006 Dated 21.12.2006 between M/s. Umiya Enterprises(The Builder) And Mr. Rajesh Shankar Parab & Mrs. Ruchira Rajesh Parab(The purchaser).
2)	Copy of Society Maintenance Bill Document No.7820 Dated 01.06.2024.
3)	Copy of Property Tax Bill Document No.374941 Dated 01.05.2024 And Rajesh Shankar Parab (The purchaser) issued by Kalyan Dombivli Municipal Corporation.
4)	Copy of Part Occupancy Certificate Document No.K.D.M.C. / NRV / CC / KV / 656 Dated 25.01.2008 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Commencement Certificate Document No.K.D.M.C. / NRV / BP / KV / 679 - 282 Dated 27.03.2003 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at New Survey No - 114, Hissa No. 6/1, Survey No. 182, Hissa No. 3 of Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605. The property falls in Residential Zone. It is at a traveling distance 2.4 Km. from Titwala 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. 2nd Floor is having 6 Residential Flat. The building is without 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 + 2 Passage + Bathroom + WC. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 9th August 2024

The Built Up Area of the Residential Flat	:	525.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	525.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,70,000.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 3,52,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 47,500/- per Sq. M. i.e. ₹ 4,413/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 41,708/- per Sq. M. i.e. ₹ 3,875/- per Sq. Ft.
Value of property as on 9th August 2024	:	525.00 Sq. Ft. X ₹ 5,400 = ₹28,35,000.00

(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 9th August 2024	:	₹ 28,35,000.00 - ₹ 3,52,800.00 = ₹ 24,82,200.00
Total Value of the property	:	₹ 24,82,200.00
The realizable value of the property	:	₹ 22,33,980.00
Distress value of the property	:	₹ 19,85,760.00
Insurable value of the property (525.00 X 2,800.00)	:	₹ 14,70,000.00
Guideline value of the property (525.00 X 3875.00)	:	₹ 18,39,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 226, 2nd Floor, Building No B-2, "Umiya Complex Phase II, A-3, A-4, B-2 Co-op. Hsg. Soc. Ltd.", Ganesh Mandir Road, Village - Titwala, Municipality Ward No. 1, Titwala (East), Taluka - Kalyan, District - Thane, PIN Code - 421 605, State - Maharashtra, India for this particular purpose at **₹ 24,82,200.00 (Rupees Twenty Four Lakhs Eighty Two Thousands Two Hundred Only)** as on 9th 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 **9th August 2024** is **₹ 24,82,200.00 (Rupees Twenty Four Lakhs Eighty Two Thousands Two Hundred 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



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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

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 2 nd Floor
3	Year of construction	:	2008 (As Per Part Occupancy Certificate)
4	Estimated future life	:	44 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, Alluminum sliding windows with M. S. Grills, .
10	Flooring	:	Ceramic Tile Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
14	<table border="1"> <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> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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										
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										
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	: Cemented Road in Open Space										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

Actual Site Photographs



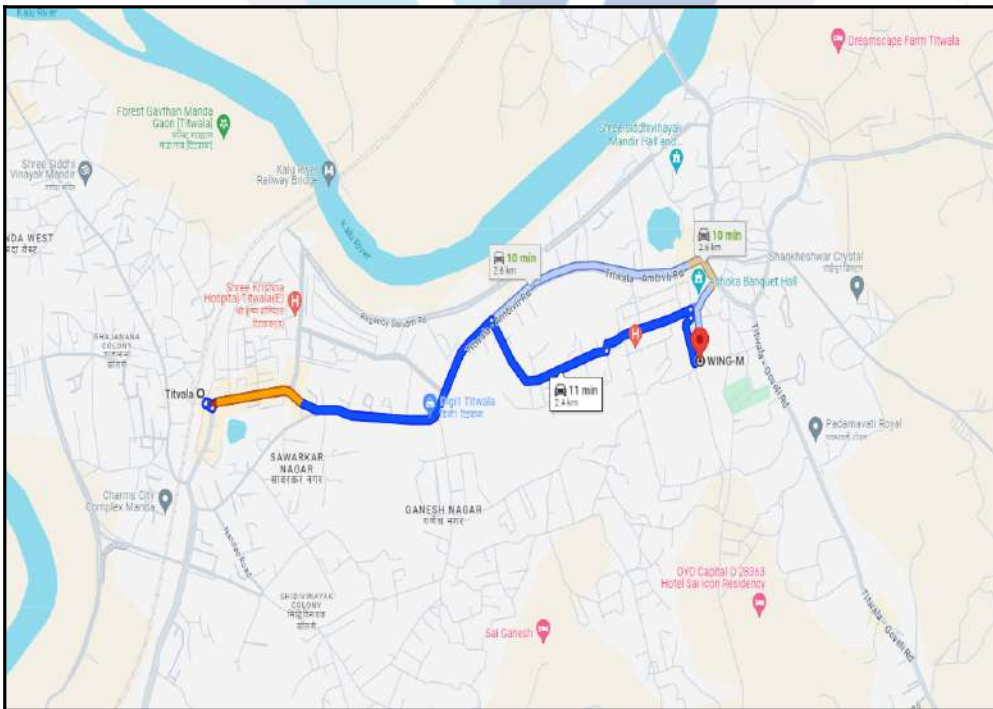
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°17'49.8"N 73°13'19.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Titwala - 2.4 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : TITWALA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'C'		
Local Body Name	Kalyan Dombivili Municipal Corporation		Kalyan			
Land Mark	Zone: I. Titwala (33) All the Properties of Titwala Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
25	25/77	11300	47500	54700	59400	54700
Survey No. 1, 2, 3, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 42, 43, 46, 66, 73, 74, 75, 77, 78, 80, 81, 82, 93, 95, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 140, 144, 145, 146, 147, 148, 149, 150, 155, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168A, 168B, 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, 201, 202, 203, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 232, 233, 234, 236, 237, 238, 240, 241, 243, 244, 245, 246						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	47500			
Decrease by 10% on Flat Located on 2 nd Floor	4750			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	42,750.00	Sq. Mtr.	3,972.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11300			
The difference between land rate and building rate(A-B=C)	31,450.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	41,708.00	Sq. Mtr.	3,875.00	Sq. Ft.

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	1 BHK Flat In Vinayak Garden In Titwala, Thane		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	423.00	507.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,501.00	₹5,418.00	-

The screenshot displays a property listing on the Nobroker website. The main heading is "1 BHK Flat In Vinayak Garden, Vinayak Garden Chs For Sale In Vinayak Garden Chs". Key details include a price of ₹ 27.5 Lacs (Registered), an estimated EMV of ₹ 15,761/Month, and a carpet area of 424 Sq. Ft. The listing includes several photographs of the interior and exterior of the flat. A "Share/Save" button is visible next to the photos. The right-hand side of the page lists property specifications: 1 Bedroom, 1 Bathroom, HA (Balcony), and None for parking. It also provides a "Get Owner Details" button and a "Report what was not correct in this property" section with options like "Listed by Broker", "Sold Out", and "Wrong Info". Below the photos, there is an "Overview" section with a table of property details.

Age of Building	118 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq Ft/M	Flooring	Vitrified Tiles
Builtup Area	424 Sq Ft	Carpet Area	423 Sq Ft
Furnishing Status	Unfurnished Furnish Now	Facing	South West
Floor	3/4	Parking	None
gated Security	Yes		

Property	1 BHK Flat In Om Vinayak Dharshan, Titwala, Thane		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,222.00	₹5,185.00	-



NOBROKER

1 BHK Flat In Om Vinayak Dharshan For Sale In Ganesh Mandir Road
ganesh mandir road

₹ 28 Lacs
₹ 16,048/Month
555 Sq.Ft.

1 Bedroom
1 Bathroom
1 Balcony
Bike Parking

Jul 25, 2024
Immediately
Om Vinayak Dharshan...
Partial

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Price trends by NB Estimate

Overview

Age of Building	<50 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.3 Per Sq. Ft/M	Flooring	Vitrified Tiles
Builtup Area	555 Sq.Ft	Carpet Area	450 Sq.Ft
Furnishing Status	Unfurnished	Facing	North East
Floor	1/4	Parking	None
gated Security	Yes		

Activity On This Property

Similar Properties

1 BHK Flat In Ummya Arcade For Sale In Titwala
₹ 28 Lacs

1 BHK Flat In Valram Ashish Rowhouse For Sale In Titwala
₹ 28 Lacs

Sale Instances

Property	Aryan Paradise, Titwala, Thane		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	573.61	688.33	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,163.00	₹5,136.00	-

8/7/24, 2:48 PM		igr_2028	
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02-02-2024		दस्त क्रमांक : 2028/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : टिटवाळा			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3535000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3010000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉंबिवलीइतर वर्णन : इतर माहिती: मौजे टिटवाळा ता. कल्याण जि. ठाणे येथील सर्व्हे नं. 105 हिस्सा नं. 12 सर्व्हे नं. 105 हिस्सा नं. 13 सर्व्हे नं. 114 हिस्सा नं. 12 सर्व्हे नं. 114 हिस्सा नं. 10 सर्व्हे नं. 105 हिस्सा नं. 14 आर्यन पॅराडाईस ए विंग सदनिका क्र. 703 सातवा मजला क्षेत्र 45.12 चौ.मीटर कारपेट + 1.66 चौ. मीटर कपबोर्ड + 6.78 चौ.मीटर एन्कोज बाल्कनी + 5.67 चौ.मी. ओपन टेरेस((Survey Number : 105 ;))		
(5) क्षेत्रफळ	45.12 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:-मे.निधी डेव्हलपर्स तर्फे भागीदार तरभकुमार व्ही. पटेल - - वय:-46 पत्ता:-प्लॉट नं. 002, माळा नं. -, इमारतीचे नाव: आय विंग, श्री गणेश पार्क, , ब्लॉक नं: टिटवाळा , , रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AAGFN9455J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारती रविंद्र दराणे - - वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: घर क्र. 4965/2/1, भुरकुडे नगर, खामकर वाडी, भवानी चौक, खुंटवली, अंबरनाथ, महाराष्ट्र, THANE. पिन कोड:-421505 पॅन नं:-AIZPW5672P 2): नाव:-रविंद्र शिवराम दराणे - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: घर क्र. 4965/2/1, भुरकुडे नगर, खामकर वाडी, भवानी चौक, खुंटवली, अंबरनाथ, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-BQEPD9910R		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	2028/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	247500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(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.		

Property	Sadguru Nakshatra, Titwala, Thane		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	423.56	508.27	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,725.00	₹4,771.00	-

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103170 16-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 1031/2024 नोंदणी : Regn:63m
गावाचे नाव : टिटवाळा	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2425000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1936000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे टिटवाळा,ता. कल्याण,जि. ठाणे,येथील सर्व्हे क्र. 120,हिस्सा क्र. 4ए,सर्व्हे क्र. 118,हिस्सा क्र. 3 या भूखंडावर बांधल्या गेलेल्या सदगुरू नक्षत्र या नावाने ओळखल्या जाणाऱ्या इमारतीमधील विंग सी,अकराव्या मजल्यावरील,सदनिका क्र.1105,क्षेत्र 29.353 चौ.मी. कार्पेट,एक्सकॅलुसिव्ह बाल्कनी क्षेत्र 4.140 चौ.मी. + कपबोर्ड क्षेत्र 1.440 चौ.मी. + 4.425 चौ. मी. ओपन टेरेस क्षेत्रासह सदनिका मिळकतीचा करार((Survey Number : 118 ; HISSA NUMBER : 3 ;))
(5) क्षेत्रफळ	29.353 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चेतन नारायण राऊत वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं.: मुंबई नाशीक हायवे शिवसेना ऑफीसच्या मागे बालाजी नगर पडघा ता.भिवंडी, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BNCPR0229Q 2): नाव:-निकिता विजय आंबवणे वय:-29 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं.: मुंबई नाशीक हायवे शिवसेना ऑफीसच्या मागे बालाजी नगर पडघा ता.भिवंडी, रोड नं. ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BFHPA5783D
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा संजय राय - - वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 101, मंगल मूर्ती अपार्टमेंट, स्टेट बँक जवळ, म्हाळगाव, ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-DKMPR6650C 2): नाव:-रेखा संजय राय - - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 101, मंगल मूर्ती अपार्टमेंट, स्टेट बँक जवळ, म्हाळगाव, ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BNNPR3369G
(9) दस्तावेज करून दिल्याचा दिनांक	25/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1031/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	145500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24250
(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
https://staging.vastukala.co.in:8889/igr/Search/65fe36d6d2f8827e2140e90	
1/2	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th 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 **₹ 24,82,200.00 (Rupees Twenty Four Lakhs Eighty Two Thousands Two Hundred 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

