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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 : **Jyoti Hemant Sonawane & Hemant Ramesh Sonawane**

Residential Flat No. 1505, 15th Floor, Wing - C - 1, "**Kedarnath**", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°15'25.9"N 73°8'20.7"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan West 421301



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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

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Vastu/Thane/08/2024/010476/2307635

09/20-113-PSRJ

Date: 09.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1505, 15th Floor, Wing - C - 1, "Kedarnath", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Jyoti Hemant Sonawane & Hemant Ramesh Sonawane**.

Boundaries of the property

North : Internal Road
South : Singhal Road
East : Internal Road
West : Wing - C - 2

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 **₹ 75,19,687.50 (Rupees Seventy Five Lakhs Nineteen Thousands Six Hundred And Eighty Seven 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.09 18:24:13 +05'30'

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



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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Residential Flat No. 1505, 15th Floor, Wing - C - 1, "Kedarnath", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, 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 09.08.2024 for Housing Loan Purpose.
1	Date of inspection	08.08.2024
3	Name of the owner / owners	Jyoti Hemant Sonawane & Hemant Ramesh Sonawane
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. 1505, 15 th Floor, Wing - C - 1, "Kedarnath", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India. Contact Person : Mrs. Lalita Tulsidharan (Seller) Contact No. 9820293731
6	Location, Street, ward no	Village - Gandhare, District - Thane
7	Survey / Plot No. of land	Village - Gandhare New Survey No - 32/1/2, 26/5/1, 30/1, 32/1/3, 59 & 30/2
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. = 777.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 664.00 (Area As Per Index- II) Built Up Area in Sq. Ft. = 796.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Gandhare, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied

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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,600.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 09.08.2024 for Residential Flat No. 1505, 15th Floor, Wing - C - 1, "Kedarnath", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Jyoti Hemant Sonawane & Hemant Ramesh Sonawane**.

We are in receipt of the following documents:

1)	Copy of Index- II No.16037 / 2024 Dated 07.08.2024 between Tulsidharan Sukumaran & Lalita Tulsidharan (The Seller) And Jyoti Hemant Sonawane & Hemant Ramesh Sonawane (The purchaser).
2)	Copy of Occupancy Certificate No.KDMC / NRV / KV / CC / 572 Dated 21.03.2009 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 617 - 266 Dated 23.03.2005 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Gandhare, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 3.5 Km from Kalyan Railway Station.

Building

The building under reference is having Stilt + 18 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. 15th Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:



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The Residential Flat under reference is situated on the 15th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Bathroom + WC + Toilet + 2 Passage + Cupboard + 2 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 9th August 2024

The Carpet Area of the Residential Flat	:	664.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	796.80 Sq. Ft. X ₹ 2,500.00 = ₹ 19,92,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$:	22.50%
Amount of depreciation	:	₹ 4,48,312.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,380/- per Sq. M. i.e. ₹ 7,746/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 74,473/- per Sq. M. i.e. ₹ 6,919/- per Sq. Ft.
Value of property as on 9th August 2024	:	664.00 Sq. Ft. X ₹ 12,000 = ₹79,68,000.00

(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	:	₹ 79,68,000.00 - ₹ 4,48,312.50 = ₹ 75,19,687.50
Total Value of the property	:	₹ ₹ 75,19,687.50
The realizable value of the property	:	₹67,67,719.00
Distress value of the property	:	₹60,15,750.00
Insurable value of the property (796.80 X 2,500.00)	:	₹19,92,000.00
Guideline value of the property (796.80 X 6919.00)	:	₹55,13,059.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1505, 15th Floor, Wing - C - 1, "Kedarnath", Kedarnath & Pashupatinath Co-Op. Hsg. Soc. Ltd., Madhav Sankalp Complex, Behind Axis Bank, Khadakpada, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 75,19,687.50 (Rupees Seventy Five Lakhs Nineteen Thousands Six Hundred And Eighty Seven 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



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of the property as on **9th August 2024** is **₹ 75,19,687.50 (Rupees Seventy Five Lakhs Nineteen Thousands Six Hundred And Eighty Seven 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

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 + 18 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 15 th Floor
3	Year of construction	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 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 door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.



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Technical details**Main Building**

13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	(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
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	:	2 Lifts
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



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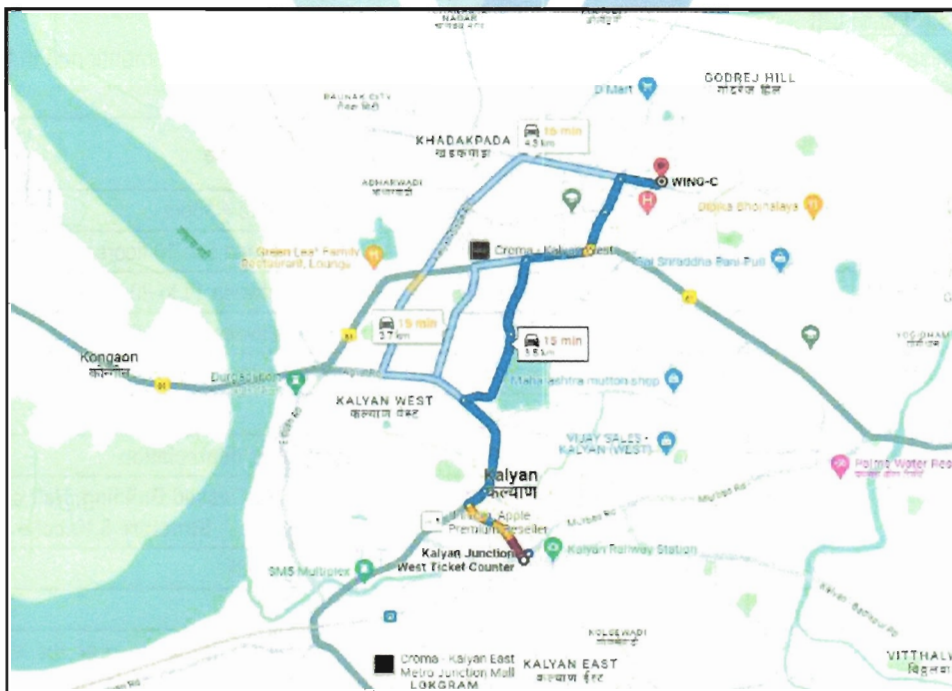
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°15'25.9"N 73°8'20.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 3.5 Km).

Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
24000	75800	87100	95000	87100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	75800			
Increase by 10% on Flat Located on 15 th Floor	7580			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,380.00	Sq. Mtr.	7,746.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24000			
The difference between land rate and building rate(A-B=C)	59,380.00			
Percentage after Depreciation as per table(D)	15%			
Rate to be adopted after considering depreciation [B + (C X D)]	74,473.00	Sq. Mtr.	6,919.00	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:

	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	-		
	Carpet	Built Up	Saleable
Area	950.00	1,140.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,316.00	₹10,263.00	-

99acres Buy ▾ Enter Locality / Project / Society 🔍 Post property FREE 👤

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Kalyan > Flats in Khadakpada > 3 BHK Flats in Khadakpada

Posted on Aug 01, 2024 | Ready to move

₹1.17 Cr @ 9,176 per sq.ft. **3BHK 2Baths** [Contact Dealer FREE](#)

Estimated EMI ₹93,448 Flat/Apartment for Sale [Shortlist](#)

in Madhav Sankalp, Khadakpada, Kalyan West

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

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Property (10) **Society (25)**

Area Super Built up area 1275 sq.ft. (118.45 sq.m.) **Configuration** 3 Bedrooms, 2 Bathrooms, 1 Balcony, Pooja Room

Price ₹ 1.17 Crore+ Govt Charges & Taxes **Address** Madhav Sankalp, Khadakpada, Kalyan West

Built Up area: 1050 sq.ft. (97.55 sq.m.) **Floor Number** 6th of 18 Floors **Facing** East

Carpet area: 950 sq.ft. (88.26 sq.m.) **Overlooking** Main Road **Property Age** 5 to 10 Year Old

[Send Feedback](#)

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	648.00	777.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,889.00	₹11,574.00	-

NOBROKER

2 BHK Flat In Madhav Sankalp, Kalyan West For S...
Near Vasant Valley, Kalyan West, Mumbai-421301, Maharashtra, IN

₹ 90 Lacs (Negotiable) | ₹ 51,583/Month (Estimated EMI) | 1,035 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Khadakpada / 2bkh Flat for Sale in Khadakpada / Property Details

Photos | Location | Shortlist

2 Bedroom (No. of Bedroom) | 2 Bathroom (No. of Bathroom) | 1 Balcony | None Parking

Mar 5, 2024 (Posted On) | Immediately (Possession) | Madhav Sankalp, K... (Location) | Full (Type - Basics)

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: HDFC Bank, Madhav Shristi, Balaji Ent And Eye Hospital, SM5 Multiplex, Lok Dhara Phase 2 Garden

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,035 Sq.Ft	Carpet Area	648 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	East
Floor	15/16	Parking	None

Activity On This Property

31 Unique Views | 1 Shortlists | 0 Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat In Madhav S...
Near Vasant Valley, Kalyan West, Maharashtra, IN

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	664.00	796.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,392.00	₹8,660.00	-

1006970
03-08-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1
दस्त क्रमांक : 10069/2024
नोंदणी :
Regn.63m

गावाचे नाव : गंधारे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6900000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	5612000
(4) भू-मापन प्लॅटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉबिवलीइतर वर्णन : इतर माहिती: मौजे गंधारे,तालुका कल्याण,जिल्हा ठाणे येथील स. नं. 32,हिस्ता नं. 1 व 2,स. नं. 26,हिस्ता नं. 5 व 1,स. नं. 30,हिस्ता नं. 1,स. नं. 32,हिस्ता नं. 1 व 3,स. नं. 30,हिस्ता नं. 2,स. नं. 59 या जमीन मिळकतीवरील माधव संकल्प केदारनाथ आणि पद्मपतीनाथ को. ऑप. हौसिंग सोसायटी लि., मधील केदारनाथ विल्डिंग सदनिका नं. 106, पहिला मजला, विंग सी/01, एकूण क्षेत्र. 61.69 चौ. मी. (कारपेट) (Survey Number : 32))
(5) क्षेत्रफळ	61.69 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 -गोरक्षनाथ गोपीनाथ धानापुणे - - वय -45 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव: सदनिका नं 106, पहिला मजला, विंग सी/01, माधव संकल्प केदारनाथ आणि पद्मपतीनाथ को. ऑप. हौसिंग सोसायटी लि., केदारनाथ विल्डिंग, छडकवाडा, गंधारे, कल्याण प. ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-AJNPD5489N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -प्रशांत पांडुरंग घुगे - - वय -39, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जी/1, 405, नीलकंठ धारा को. ऑप. हौसिंग सोसायटी लि., वाडेघर रोड, फडके मैदान जवळ, कल्याण, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-AOPPG1766G 2): नाव -शुभांगी प्रशांत घुगे - - वय -32, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जी/1, 405, नीलकंठ धारा को. ऑप. हौसिंग सोसायटी लि., वाडेघर रोड, फडके मैदान जवळ, कल्याण, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BNMPG2839K
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	01/08/2024
(11) अनुक्रमांक खंड व पृष्ठ	10069/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	483000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेल्या तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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 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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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 **₹ 75,19,687.50 (Rupees Seventy Five Lakhs Nineteen Thousands Six Hundred And Eighty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.
org, c=IN
Date: 2024.08.09 18:24:22 +05'30'

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

