

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje**

Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "**Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.**", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'29.9"N 73°07'21.5"E

Valuation Done for:

Cosmos Bank

Kalyan Khadakpada Branch




Ground Floor, Shiv Villa Apartment, Opp. Gagangiri Society, Sai Chowk, Khadakpada, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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- | | | | |
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 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "**Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.**", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje.**

Boundaries of the property.

North : Anand Sagar Enclave
South : Internal Road & Open Plot
East : Internal Road
West : Neelkanth Shrushti Complex

Considering various parameters recorded, 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 for **₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation 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: 2024.03.07 17:24:54 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01.

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Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Saqar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, 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 the Fair Market Value as on 07.03.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 06.03.2024 |
| 3 | Name of the owner/ owners | Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje |
| 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. 904, 9 th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Venkatesh Nagargoje (Owner) Contact No. 8698707475 |
| 6 | Location, street, ward no | Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane |
| | Survey/ Plot no. of land | Survey No. 86/2A, 88/2, 3A, 4, 10, 11, 12, 13, 14, 90/2, 3 of Village – Wadeghar |
| 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. = 374.00 Flowerbed Area in Sq. Ft. = 32.00 Open Terrace Area in Sq. Ft. = 54.00 Total Carpet Area in Sq. Ft. = 460.00 (Area as per actual measurement) Carpet Area in Sq. Ft. = 381.00 |

| | | |
|----|--|---|
| | | Open Terrace Area in Sq. Ft. = 49.00 Total Carpet Area in Sq. Ft. = 430.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 457.00 (Capet area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Wadeghar, Kalyan (West), Thane – 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 |
| 21 | 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 |
| | 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 KDMC norms Percentage actually utilized – Details not available |

| | | | |
|----|---|---|--|
| 26 | RENTS | | |
| | (i) | Names of tenants/ lessees/ licensees, etc | NA |
| | (ii) | Portions in their occupation | NA |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 12,000.00 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. |
| | SALES | | |
| 38 | 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 |
| 39 | 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. |

| | | |
|-----------------------------|--|---|
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| COST OF CONSTRUCTION | | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2016 (As per Part Building Completion 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 Branch to assess fair market value as on 07.03.2024 for Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 23.08.2022 Between Mr. Anand Ratnakar Ahire & Smt. Pushpa Ratnakar Ahire (the Sellers / Transferors) & Mr. Venkatesh Bapurao Nagargoje & Mrs. Shital Venkatesh Nagargoje (the Purchasers / Transferees). |
| 2 | Copy of Part Building Completion Certificate No. KDMP / NRV / CC / KV / 38 dated 04.05.2016 issued by Kalyan Dombivali Municipal Corporation. |
| 3 | Copy of Previous Valuation Report Dated 30.08.2022 |

LOCATION:

The said building is located at Survey No. 86/2A, 88/2, 3A, 4, 10, 11, 12, 13, 14, 90/2, 3 of Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.4 Km. from Kalyan railway station.

BUILDING:

The building under reference is having (Part) Ground / (Part) Stilt + 10 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 9th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, Building No. 1, Wing – B, "Neelkanth Shrushti Kedarnath Co-op. Hsg. Soc. Ltd.", Near Anand Sagar Enclave, Wadeghar, Village – Wadeghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only)** as on **07th March 2024**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **07th March 2024 is ₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

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 | (Part) Ground / (Part) Stilt + 10 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 9 th Floor |
| 3. | Year of construction | 2016 (As per Part Building Completion Certificate) |
| 4. | Estimated future life | 52 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" thick. |
| 8. | Partitions | 6" thick brick wall |
| 9. | Doors and Windows | Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows |
| 10. | Flooring | Vitrified tiles flooring |
| 11. | Finishing | Cement plastering with POP false ceiling |
| 12. | Roofing and terracing | R.C.C. Slab |
| 13. | Special architectural or decorative features, if any | No |
| 14. | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 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 | Not Provided |
| 18. | No. of lifts and capacity | 2 Lifts |

| | | |
|----|--|--|
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21 | Pumps- no. and their horse power | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Cement concrete in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System |

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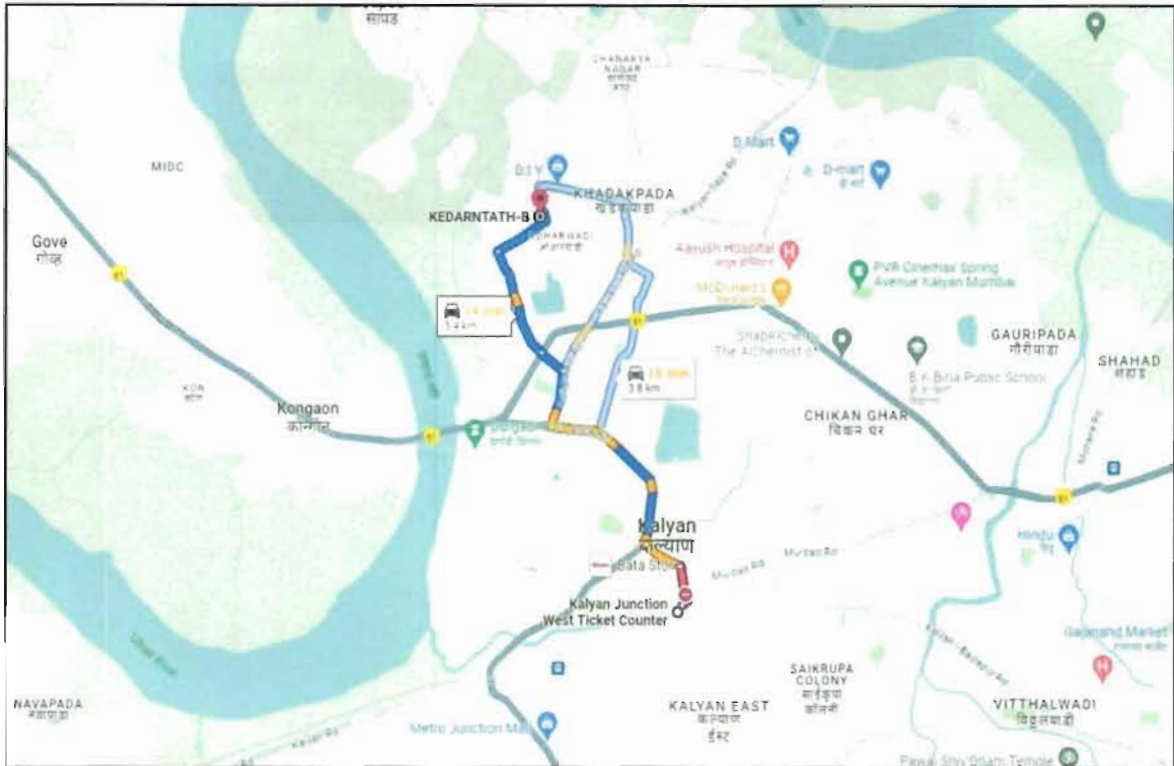
www.vastukala.org



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°15'29.9"N 73°07'21.5"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.4 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) | | | | |
| Home | | Valuation Guidelines User Manual | | |
| Year : 2023-2024 | Selected District : Thane | Language : English | | |
| | Select Taluka : Kalyan | | | |
| | Select Village : Gavache Nav : Vadeghar (Kalyan Dist) | | | |
| | Search By : <input checked="" type="radio"/> Survey No. <input type="radio"/> Location | | | |
| Enter Survey No : 86 | <input type="button" value="Search"/> | | | |
| 16/58-विभाग क्षेत्र बांधकाम, वा वास्तविक मूल्य निश्चयन | | | | |
| शुद्धी दर | निवासी वास्तविक | श्रीधर इमारत | नैसर्गिक एकक (Ha.) | Attribute |
| 14000 | 70100 | 77900/87900 | 77800 | श्री मंदिर, बांधकाम मंदिर |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 70,100.00 | | | |
| Increase by 20% on Flat Located on 69 th Floor | 3,505.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 73,605.00 | Sq. Mtr. | 6,838.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 14,000.00 | | | |
| The difference between land rate and building rate (A – B = C) | 59,605.00 | | | |
| Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years) | 92% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 68,837.00 | Sq. Mtr. | 6,395.00 | 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 |

Table – D: 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

NOBROKER
Post Your Property Sign Up


2 BHK Flat in Ashapura Neelkanth Shrushti For Sale in Kalyan West
Nearby Metro, Mumbai, Maharashtra, India

₹ 68 Lacs
Original Price

₹ 38,972/Month
Estimated EMIs

860
Sq.Ft.

Photos
Location



+8

- 2 Bedroom
- 2 Bathroom
- NA
- Bike

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

± 74 1 ± 0

Similar Properties

Overview

| | | | |
|---------------------|-------------------|-------------------|--|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.4 Per Sq.Ft.M | Flooring | NA |
| Builtup Area | 850 Sq.Ft | Furnishing Status | Unfurnished Premium |

NOBROKER
Post Your Property Sign Up


2 BHK Flat in Ashapura Neelkanth Shrushti For Sale in Kalyan West
Near Con-Build, Mumbai

₹ 75 Lacs
Original Price

₹ 42,985/Month
Estimated EMIs

978
Sq.Ft.

Photos
Location



+7

- 2 Bedroom
- 1 Bathroom
- NA
- Car

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

± 325 2 ± 0

Similar Properties

Overview

| | | | |
|---------------------|-------------------|----------------|--------------|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.8 Per Sq.Ft.M | Flooring | Wooded Tiles |
| Builtup Area | 979 Sq.Ft | Carpet Area | 655 Sq.Ft |

Price Indicators

99acres Buy - EREB Locality - Project - Society - Landmark

₹69 Lac Estimated (₹4-₹55,111) **2BHK 2Baths**

Property (1/3) **Society (1/4)**

Build Up area: 800 sq.ft. (74.16 sq.m)

Price: ₹69 Lac @ 8,625 per sq.ft. (negotiable)

Floor Number: 8th of 7 Floors

Overlooking: Park/Garden

2 Bedrooms, 2 Bathrooms, 2 Balconies

Society: Ashapura Neelkanth Shrushti Kalyan West, Thane Outskirts

Location: North-East

Property Age: 1 to 5 Year Old

Places nearby: Kalyan West, Thane Outskirts, Maharashtra

- Kali Masjid
- Shree Ram Mandir
- Inaam masjid
- Madina Tabligi Masjid
- Apex Hospital
- Phadke Hospital

Why should you consider this property?

- North East Facing
- Close to Market
- gated Society
- Close to Mall
- 24/7 Water
- Overlooking Park/Garden
- Parking Available
- View Paid Flooring

OLX India **Flat For Sale in Kalyan Thane, Maharashtra**

₹49,99,000

1 Bds - 1 Ba - 600 ft²

1BHK Flat For Sale in Neelkanth Shrushti Kalyan New Construction

Kalyan Thane, Maharashtra Feb 26

Ghar Junction

Contact with seller

Posted in: Kalyan Thane, Maharashtra

AB ID 1259462675 **REPORT THIS AD**

Details:

| | | | |
|----------------------------|--------------------|---------------------|-------------|
| Type: | Apartments | Bedrooms: | 1 |
| Bathrooms: | 1 | Furnishing: | Unfurnished |
| Construction Status: | Under Construction | Jobbed by: | Builder |
| Super Builtup area (sqft): | 600 | Carpet Area (sqft): | 463 |
| Total Floors: | 18 | Floor No.: | 20 |
| Car Parking: | 0 | Facing: | South-East |
| Project Name: | Neelkanth Shrushti | | |

99acres **1 & 3 BHK STARTING @ 1.59 Cr.**

Sales Instances

| | | | |
|---|---|-------------------|------------------------------------|
| 17959307 | | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. कल्याण 5 |
| 31-01-2024 | | | दस्त क्रमांक : 17959/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | | नोदणी : Regn:63m |
| गावाचे नाव : वाडेघर | | | |
| (1)वित्तखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 6150000 | | |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4944500 | | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे वाडेघर येथील सर्व्हे नं.86 हिस्सा नं.2अ,सर्व्हे नं.88 हिस्सा नं.2,3 अ.4,10,11,12,13,14,सर्व्हे नं.90 हिस्सा नं.2 व 3 या जमीन मिळकतीवरील सोमनाथ(मंजूर नकाशात दर्शविल्याप्रमाणे इमारत नं.2),निळकंठ सृष्टी सोमनाथ को.ऑप.हौ.सो.लि.या इमारतीमधील सदनिका क्र.बी-304,तिसरा मजला,बी विंग,क्षेत्र 54.46 चौ.मी.कारपेट + 4.55 चौ.मी.ओपन टेरेस.मालमत्ता क्र.बी07017546800.((Survey Number : सर्व्हे नं. 86,हि.नं 2 अ,सर्व्हे नं. 88,हि.नं 2,3 अ.4,10,11,12,13,14,स नं 90,हि नं 2 व 3 ;)) | | |
| (5) क्षेत्रफळ | 59.01 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.-मयूर मोहन पालाडे - - वय:-29 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रुम नं.4,सुम्मा कॉलनी,कोळसेवाडी रोड,पोस्ट ऑफिस,कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-BUAPP0684E | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव.-भद्र बाबुराव धनगर - - वय:-59, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रुम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-ABCPD2654A 2): नाव.-भूषण भद्र धनगर - - वय:-34, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रुम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-APRPD6527R 3): नाव.-सुनंदा भद्र धनगर - - वय:-52, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रुम नं.1,भगवत चाळ,शिवाजी नगर,बेतुरकर पाडा,कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-EWTPD7315A | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 27/12/2023 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 27/12/2023 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 17959/2023 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 430500 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)धोरा | | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | | | |

Sales Instances

| सूची क्र.2 | |
|---|---|
| 41571 31-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 415/2024 नोंदणी : Regn:63m |
| गावाचे नाव : वाडेघर | |
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 6100000 |
| (3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5057500 |
| (4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: , इतर माहिती: 16/58,विभाग 8 अ.मौजे वाडेघर,तालुका कल्याण येथील स.नं. 86 हि.नं. 2अ. स.नं. 88 हि नं. 2,3अ.4,10,11,12,13,14. स.नं. 90 हि.नं. 2,3 नीलकंठ सृष्टी सोमनाथ को ऑप हौसिंग सोसायटी लि.,सोमनाथ बिल्डींग नंबर 2,ए.विंग,निवासी सदनिका क्र.1001,दहावा मजला,क्षेत्र 53.53 चौरस मीटर कारपेट + ओपन टेरेस क्षेत्र 4.55 चौरस मीटर + स्टिल्ट कार पार्किंग नं. 20ए। टक्का महिला सूट।((Survey Number : 86/2A ;)) |
| (5) क्षेत्रफळ | 53.53 चौ.मीटर |
| (6) आकारणी किंवा जुटी 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:-दीपक विजय वानखेडकर - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-:ADBPW9267F 2): नाव:-माधुरी दीपक वानखेडकर - वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-:BQBPM5883K 3): नाव:-विजय डी वानखेडकर - वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1001/2, नीलकंठ सृष्टी सोमनाथ सोसायटी लि. वाडेघर कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-:AAQPW7269M |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मनीषा तुषार कपाडिया - वय:-43, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री-1/802, रीनक सिटी, सेक्टर-2, कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-:AQEPP4970E |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/01/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 05/01/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 415/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 366000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | |
| मुद्रांक शुल्क आकारताना निवडलेला | (i) within the limits of any Municipal Corporation or any Cantonment |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th March 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ 50,59,732.00 (Rupees Fifty Lakh Fifty Nine Thousand Seven Hundred Thirty Two Only).

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: 2024.03.07 17:25:13 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create