



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar**

Residential Flat No. A-12, Stilt 2nd Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India.

Latitude Longitude - 18°30'44.0"N 73°48'24.7"E

Intended User:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West)
Mumbai - 400 067, State - Maharashtra, Country - India



Our Pan India Presence at :

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

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

🌐 www.vastukala.co.in



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Mumbai/06/2024/9328/2306826

20/04-270-JAVS

Date: 20.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. A-12, Stilt 2nd Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India belongs to **Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar.**

Boundaries of the property.

North : Rambaug Colony Road
South : 'B' Wing
East : Saket Society
West : Internal Road / 'D' Wing

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 **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty 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: 2024.06.20 15:06:35 +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



Our Pan India Presence at :

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

Regd. Office

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Valuation Report of Residential Flat No. A-12, Stilt 2nd Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, 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 20.06.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 14.06.2024 |
| 3 | Name of the owner/ owners | Mrs. Anita Ashok Goregaonkar & Mr. Ashok Gajanan Goregaonkar |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership Details of ownership share is not available |
| 5 | Brief description of the property | Address: Residential Flat No. A-12, Stilt 2 nd Floor (As per site 3 rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India. Contact Person: Mr. Jayanand Shaligram (Tenant) Contact No.: 9764554813 |
| 6 | Location, street, ward no | Madhav Baug, Near Shivtirtha Nagar, Paud Road, Kothrud, Pune |
| 7 | Survey/ Plot no. of land | 115/2C + 3, Hissa No. 1 |
| 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, Auto, Taxies and Private cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 590.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 715.00 (Area as per Agreement for Sale) |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



| | | |
|---------------------|--|--|
| 13 | Roads, Streets or lanes on which the land is abutting | Paud Road |
| 14 | If freehold or leasehold land | Freehold |
| 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? | Tenant Occupied |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Entire flat occupied by tenant |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible – As per PMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Mr. Jayanand Shaligram |
| | (ii) Portions in their occupation | Entire Flat |

| | | | |
|----|-------|---|--|
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 14,000.00 present rental income per month. |
| | (iv) | Gross amount received for the whole property | Information not available |
| 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 | Information not available |
| 29 | | Give details of the water and electricity charges, If any, to be borne by the owner | Information not available |
| 30 | | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | Information not available |
| 31 | | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | Information not available |
| 32 | | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | Information not available |
| 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? | Information not available |
| 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? | Information not available |
| 37 | | Has any standard rent been fixed for the premises under any law relating to the control of rent? | Information not available |
| | | 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. |
| | | | |

Residential Flat:

The residential flat under reference is situated on the Stilt 2nd Floor (As per site 3rd Floor). It consists of Living Room + 2 Bedrooms + Kitchen + 1 Toilet + WC + Passage (i.e.2 BHK with 1 Toilet + WC). The residential flat is finished with Mosaic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 20th June 2024

| | | |
|--|---|-----------------------|
| Built-up Area of the Residential Flat | : | 715.00 Sq. Ft. |
|--|---|-----------------------|

Deduct Depreciation:

| | | |
|--|---|--|
| Year of Construction of the building | : | Year of Construction – 2000 (As per Allotment Letter.) |
| Expected total life of building | : | 60 Years Subject to proper, preventive periodic maintenance & structural repairs |
| Age of the building as on 2024 | : | 24 Years |
| Cost of Construction | : | 715.00 Sq. Ft. X ₹ 2,100.00 = ₹ 15,01,500.00 |
| Depreciation {(100-10) X 24 / 60} | : | 36% |
| Amount of depreciation | : | ₹ 5,40,540.00 |
| Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 67,184.00 per Sq. M. i.e. ₹ 6,242.00 per Sq. Ft. |
| Guideline rate (after depreciation) | : | ₹ 59,981.00 per Sq. M. i.e. ₹ 5,573.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 13,400.00 per Sq. Ft. |
| Value of property as on 20.06.2024 | : | 715.00 Sq. Ft. X ₹ 13,400.00 = ₹ 95,81,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Total Value of the property as on 20.06.2024 | : | ₹ 95,81,000.00 - ₹ 5,40,540.00 = ₹ 90,40,460.00 |
| Total Value of the property | : | ₹ 90,40,460.00 |
| The realizable value of the property | : | ₹ 81,36,414.00 |
| Distress value of the property | : | ₹ 72,32,368.00 |
| Insurable value of the property (715.00 X 2,100.00) | : | ₹ 15,01,500.00 |
| Guideline value of the property (715.00 X 5,573.00) | : | ₹ 39,84,695.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-12, Stilt 2nd Floor (As per site 3rd Floor), 'A' Wing, "State Bank Staff Rajgad Co-op. Hsg. Soc. Ltd.", Plot No. 1, Madhav Baug, Near Shivtirtha Nagar, Paud Road, Village - Kothrud, Pune - 411 038, State - Maharashtra, Country - India for this particular purpose at **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty Only)** as on date **20th June 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20th June 2024** is **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty 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:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|--------------------------|--|---|
| 1. | No. of floors and height of each floor | Stilt + 4 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on Stilt 2 nd Floor (As per site 3rd Floor) |
| 3. | Year of construction | Year of Construction – 2000 (As per Allotment Letter) |
| 4. | Estimated future life | 36 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, Aluminum sliding windows with MS grills |
| 10. | Flooring | Mosaic tiles flooring |
| 11. | Finishing | Cement plastering |
| 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 & Plumbing |
| | (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 | Provided |
| 18. | No. of lifts and capacity | No Lift |
| 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 |

Actual site photographs

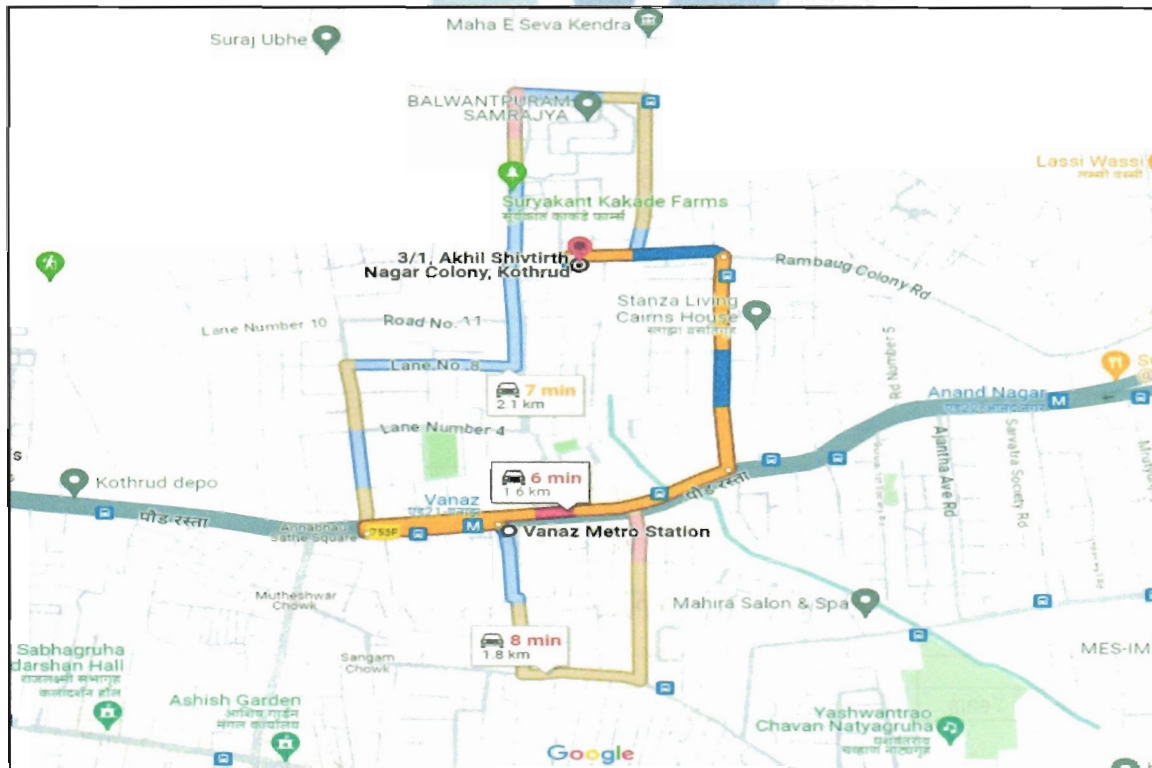
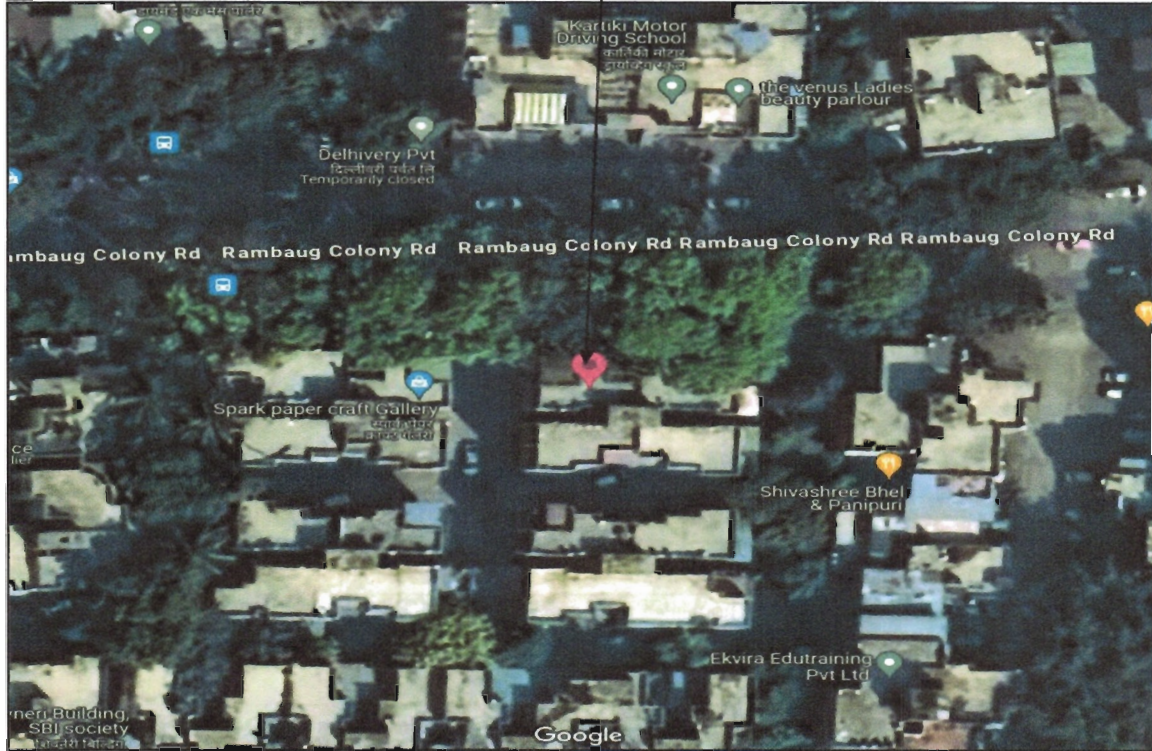


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 18°30'44.0"N 73°48'24.7"E

Note: The Blue line shows the route to site from nearest Metro station (Vanaz – 1.6 km)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20242025
Language: English

Selected District: पुणे

Select Taluka: हवेली

Select Village: कोथरुड

Search By: Survey No Location

Enter Survey No: 115

| उपविभाग | शुची क्रमील | निवासी सदनिका | नोंदणीत | दुफले | जीओमिक | एकक (Sq./) | Attribute |
|----------------------|-------------|---------------|---------|--------|--------|------------|----------------|
| 21/374-कोथरुड गावठाण | 37170 | 83980 | 118780 | 199860 | 0 | चौ. मीटर | सि.टी.एस. नंबर |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 83,980.00 | | | |
| 20% Decrease for Flat located on 4 th floors without lift | 16,796.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 67,184.00 | Sq. Mtr. | 6,242.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 37,170.00 | | | |
| The difference between land rate and building rate (A – B = C) | 30,014.00 | | | |
| Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years) | 76% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 59,981.00 | Sq. Mtr. | 5,573.00 | 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% |

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 Indicator

₹2.0 Cr | EMI: ₹90k | [Get Loan offers from 3+ banks](#)

3 BHK 1500 Sq-ft Flat For Sale in Shivthirth Nagar, Pune

3 Beds | **3 Baths** | **2 Balconies** | **1 Covered Parking**

| | | | |
|--|------------------------------|---------------------------------|--------------------------|
| Carpet Area 1275 sqft ~ ₹15,686/sqft | Floor 1 (Out of 4 Floors) | Transaction Type Resale | Status Ready to Move |
| Facing East | Lift NaN | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
 PINKI JAYAKAR
 REERA REGISTERED
 Pinaki Jayakar -91-98-XXXXXXX
[Get Phone No.](#)

[Contact Agent](#) | [Get Phone No.](#) | Last contact made 30 days ago

More Details

Price Breakup: ₹2 Cr | ₹12,00,000 Approx. Registration Charges | ₹1,000 Monthly

Booking Amount: ₹1.0 Lac

Address: Greenfields Society flat no10 Shivthirthnagar Kothrud Pune, Shivthirth Nagar, Pune - West, Maharashtra

Landmarks: The Kolte Patils Greenfields Society is situated in the Shivthirthnagar

Furnishing: Unfurnished

Flooring: Mosaic

| | | | |
|------------------|-----------------------------|-----------------|-----------------|
| Property | Flat | | |
| Source | magicbricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 1275.00 | 1530.00 | 1836.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 15,686.00 | ₹ 13,072.00 | ₹ 10,893.00 |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicator

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

Home > Flats > Pune > Flats in Kothrud > Flats in Shivtirth Nagar > 2 BHK Flats > Shivtirth Nagar

Posted on Jun 14, 2024 | Ready to move

₹1.1 Cr @ 12,790 per sq.ft. **2BHK 2Baths** [Contact Dealer](#) **FREE**

Estimated EMI ₹87,857 Flat/Apartment for Sale [Shortlist](#)

in SHIVTIRTH CHS, Shivtirth Nagar, Pune, Maharashtra

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

[Overview](#) [Dealer Details](#) [Locality Reviews](#) [Recommendations](#) [Articles](#)

Property (6)

Area
Built Up area: 860 sq.ft. (79.9 sq.m.)

Price
₹ 1.1 Crore+ Govt Charges & Tax
@ 12,790 per sq.ft. (Negotiable) [View Price Details](#)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room

Address
SHIVTIRTH CHS
Shivtirth Nagar, Pune

Floor Number
3rd of 5 Floors

Facing
East

Overlooking
Main Road

Property Age
10+ Year Old

Places nearby
Shivtirth Nagar, Pune, Maharashtra [View All \(50\)](#)

[Vanaz metro station](#) [Anand nagar metro station](#) [Ganesh Temple](#) [Ramkrishna Paramhansnagar Sarvajani Ganeshotsa](#)

| | | | |
|------------------|-------------------------|-----------------|-----------------|
| Property | Flat | | |
| Source | 99acres | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 716.67 | 860.00 | 1032.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 15,349.00 | ₹ 12,790.00 | ₹ 10,659.00 |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instance

| | | |
|--|--|---|
| 6/17/24, 10:14 AM | sgr_18052 | |
| 18052522 25-04-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office | सूची क्र.2 | द्वयम निबंधक सह दु.नि.हवेली 21 दस्त क्रमांक : 18052/2023 नोंदणी Regn 63m |
| गावाचे नाव : कोथरूड | | |
| (1) विलेखाचा प्रकार | असाईनमेंट डीड | |
| (2) मोबदला | 6850000 | |
| (3) बाजारभाव, भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 4546670 | |
| (4) भू मापन पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पुणे मन.पा.इतर वर्णन : इतर माहिती: गाव मोजे कोथरूड येथील स.क्र. 85-1/बी यासी सि.टी.एस क्र. 712 वर बांधण्यात आलेल्या स्टेट बँक नगर वनाझ प्रोजेक्ट को-ऑप हाऊसिंग सोसायटी लिमिटेड मधील इ-1 बिल्डिंग मधील फ्लॅट क्र. 01 यारी क्षेत्र 600 चौ.फूट म्हणजेच 55. 76 चौ.मी बिल्ट-अप((C.T.S. Number : 712 .)) | |
| (5) क्षेत्रफळ | 55.76 चौ.मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव -प्रशांत वितामण जोशी वय -47 पत्ता -प्लॉट नं. - , माळा नं. , इमारतीचे नाव - , ब्लॉक नं - फ्लॅट नं. इ/1/1 स्टेट बँक नगर वनाझ कोथरूड , रोड नं. - , महाराष्ट्र, PUNE. पिन कोड -411038 पॅन नं.-ACVPJ7126M 2) नाव -मनाली प्रशांत जोशी वय -42 पत्ता -प्लॉट नं. - , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॅट नं. इ/1/1 स्टेट बँक नगर वनाझ कोथरूड , महाराष्ट्र, PUNE पिन कोड -411038 पॅन नं.-AFQPJ8121E | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव -दिपा परेश निमकर वय -45 पत्ता -प्लॉट नं. - , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॅट नं. 17 निर्मल कॉम्प्लेक्स अलकापुरी सोसायटी पीड रोड वनाझ कंपनी जवळ कोथरूड पुणे, महाराष्ट्र, PUNE. पिन कोड -411038 पॅन नं.-AELPN0450L 2) नाव -परेश दत्तात्रय निमकर वय -51 पत्ता -प्लॉट नं. - , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. फ्लॅट नं. 17 निर्मल कॉम्प्लेक्स अलकापुरी सोसायटी पीड रोड वनाझ कंपनी जवळ कोथरूड पुणे, रोड नं. - , महाराष्ट्र, PUNE पिन कोड -411038 पॅन नं.-ACWPN1796N | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/08/2023 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/08/2023 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 18052/2023 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 480000 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14) शीरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |
| https://staging.vastukala.co.in/8889/grSearch/862981a2d723611c2f9c4ac5 | | |

| | | | |
|-------------------------|--------------------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 500.00 | 600.00 | 0.00 |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 13,700.00 | ₹ 11,417.00 | ₹ 0.00 |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th June 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 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 90,40,460.00 (Rupees Ninety Lakhs Forty Thousand Four Hundred Sixty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.20 15:07:05 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

