



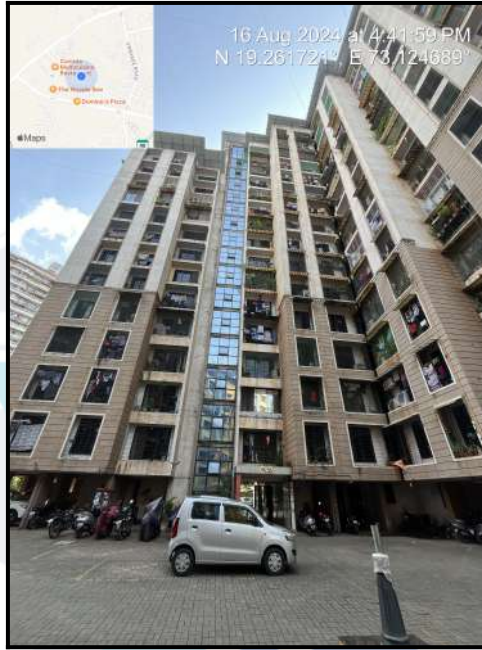
**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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 : **Shekhar Chintaman Zemse & Kavita Shekhar Zemse**

Residential Flat No. 1201, 12<sup>th</sup> Floor, Type - C, Wing - C2, "**Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.**", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India.

**Latitude Longitude : 19°15'41.5"N 73°7'28.8"E**

### Intended User:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, 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](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1201, 12<sup>th</sup> Floor, Type - C, Wing - C2, "Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Shekhar Chintaman Zemse & Kavita Shekhar Zemse**.

Boundaries of the property

North : Internal Road & Sai Satyam Residency  
South : Internal Road  
East : Punyodaya Park B1 B2 B3 CHSL  
West : Mangla Prastha CHSL

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 **₹ 69,19,980.00 (Rupees Sixty Nine Lakhs Nineteen Thousands Nine Hundred And Eighty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Residential Flat No. 1201, 12<sup>th</sup> Floor, Type - C, Wing - C2, "**Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.**", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, 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 19.08.2024 for Bank Loan Purpose.
1	Date of inspection	17.08.2024
3	Name of the owner / owners	<b>Shekhar Chintaman Zemse &amp; Kavita Shekhar Zemse</b>
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	<b>Address :</b> Residential Flat No . 1201 , 12 <sup>th</sup> Floor , Type - C, Wing - C2, " <b>Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.</b> ", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India.  <b>Contact Person :</b> Sonali Deshmukh (Tenant's Wife) Contact No. 8976173678
6	Location, Street, ward no	Don Basco School Road
7	Survey / Plot No. of land	New Survey No - 65, Hissa No. 8, 75, Hissa No. 1, 2 (Part) 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 721.00 Flowerbed Area in Sq. Ft. = 90.00 Total Carpet Area in Sq. Ft. = 811.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 725.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 870.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Don Basco School 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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Prakash Deshmukh
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Prakash Deshmukh
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,000/- Present rental income per month
	(iv) Gross amount received for the whole property	Details not available
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	<b>SALES</b>	
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 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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2011 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 19.08.2024 for Residential Flat No. 1201, 12<sup>th</sup> Floor, Type - C, Wing - C2, "**Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.**", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Shekhar Chintaman Zemse & Kavita Shekhar Zemse**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.5796/2012 Dated 06.08.2012 between M/s. Vastusankalp Developers(The Builder) And Shekhar Chintaman Zemse & Kavita Shekhar Zemse(The purchaser)(8 Pages from Documents).
2)	Copy of Part Occupancy Certificate Document No.KDMC / NRV / CC / KV / 199 dated 10.08.2011 issued by Kalyan Dombivli Municipal Corporation.

### **Location**

The said building is located at New Survey No - 65, Hissa No. 8, 75, Hissa No. 1, 2 (Part), Municipality Ward No - 8A, Village - Wadeghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 4.1 Km. from Kalyan Railway Station.

### **Building**

The building under reference is having Still + 15 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. 12th Floor is having 4 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 12<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame



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with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 19th August 2024

The Carpet Area of the Residential Flat	:	725.00 Sq. Ft.
-----------------------------------------	---	----------------

### Deduct Depreciation:

Year of Construction of the building	:	2011 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	870.00 Sq. Ft. X ₹ 2,800.00 = ₹ 24,36,000.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$	:	19.50%
Amount of depreciation	:	₹ 4,75,020.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 77,110/- per Sq. M. i.e. ₹ 7,164/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 68,906/- per Sq. M. i.e. ₹ 6,402/- per Sq. Ft.
Value of property as on 19th August 2024	:	725.00 Sq. Ft. X ₹ 10,200 = ₹73,95,000.00

(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 19th August 2024	:	₹ 73,95,000.00 - ₹ 4,75,020.00 = ₹ 69,19,980.00
Total Value of the property	:	₹ ₹ 69,19,980.00
The realizable value of the property	:	₹62,27,982.00
Distress value of the property	:	₹55,35,984.00
Insurable value of the property (870.00 X 2,800.00)	:	₹24,36,000.00
Guideline value of the property (870.00 X 6402.00)	:	₹55,69,740.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1201, 12<sup>th</sup> Floor, Type - C, Wing - C2, "Punyodaya Park C2 Co-op. Hsg. Soc. Ltd.", Village - Wadeghar, Municipality Ward No. 8A, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 69,19,980.00 (Rupees Sixty Nine Lakhs Nineteen Thousands Nine Hundred And Eighty Only)** as on 19th August 2024

### NOTES

- 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 **19th August 2024** is **₹ 69,19,980.00 (Rupees Sixty Nine Lakhs Nineteen Thousands Nine Hundred And Eighty Only)** Value varies with time and purpose and hence this value should not be referred for any



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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

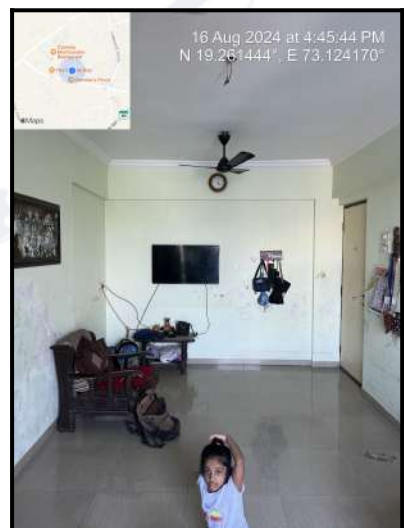
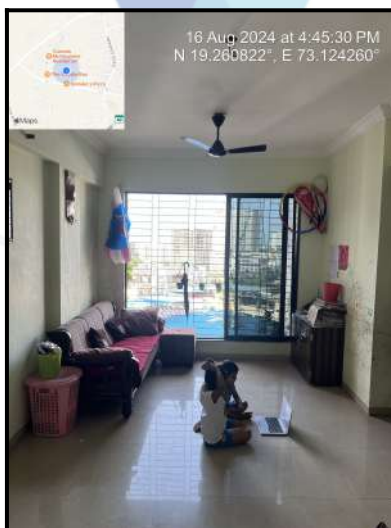
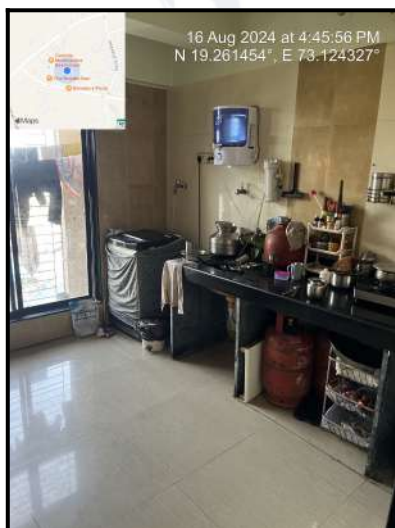
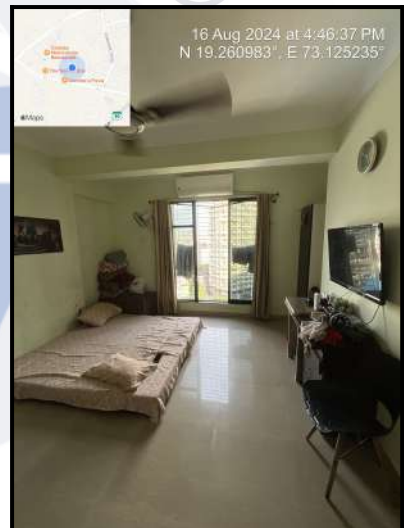
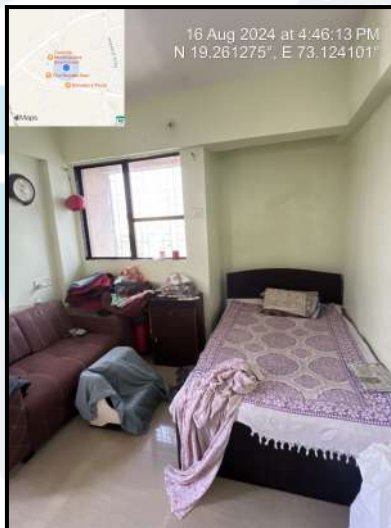
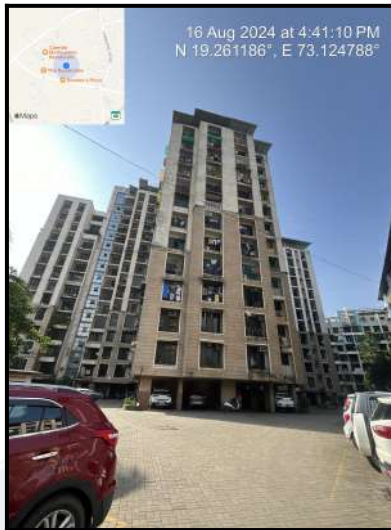
##### Main Building

1	No. of floors and height of each floor	: Stilt + 15 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 12 <sup>th</sup> Floor
3	Year of construction	: 2011 (As Per Part Occupancy Certificate)
4	Estimated future life	: 47 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, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified 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	: 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	: 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										

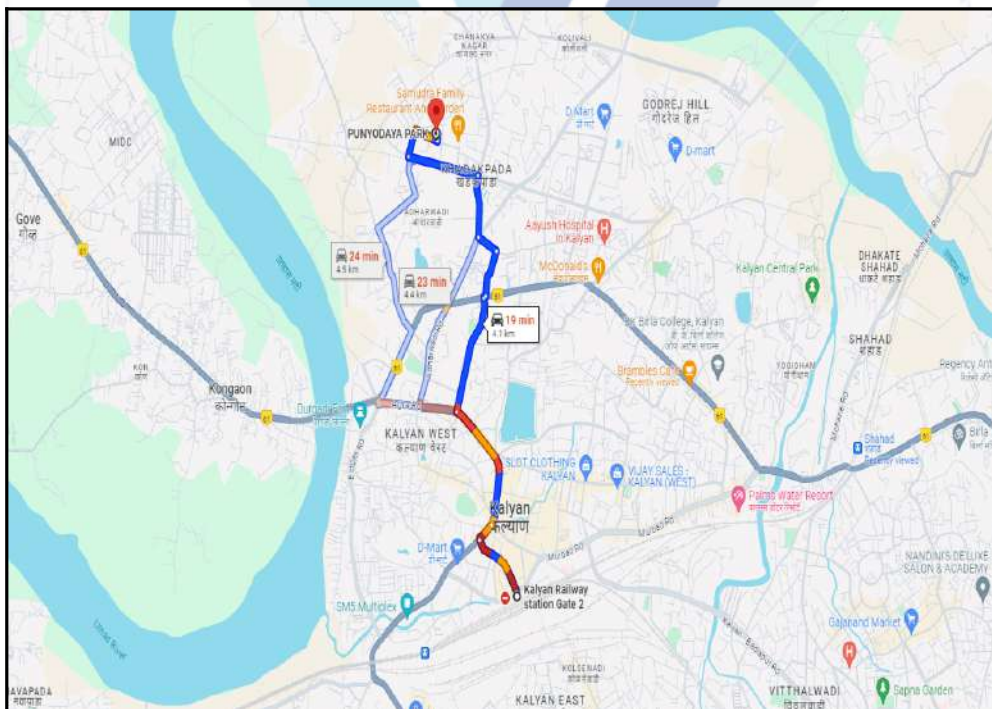
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°15'41.5"N 73°7'28.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 4.1 Km.).



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## Ready Reckoner Rate

DIVISION / VILLAGE : WADEGHAR 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					
Land Mark	Zone: 8A) All the Properties of Wadeghar Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
16	16/58	14000	70100	77900	87900	77900
<small>Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 22, 23, 26, 27, 28, 29, 30, 31, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103</small>						
<a href="#" style="color: #0070c0; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	70100			
Increase by 10% on Flat Located on 12 <sup>th</sup> Floor	7010			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>77,110.00</b>	<b>Sq. Mtr.</b>	<b>7,164.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	14000			
The difference between land rate and building rate(A-B=C)	63,110.00			
Percentage after Depreciation as per table(D)	13%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>68,906.00</b>	<b>Sq. Mtr.</b>	<b>6,402.00</b>	<b>Sq. Ft.</b>

### **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	Vastusankalp Punyodaya Park, Chanakya Nagar, Kalyan West, Thane		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	600.00	720.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,000.00	₹8,333.00	-

The screenshot displays a real estate listing on the HOUSING.COM website. The main heading is "Vastusankalp Punyodaya Park, Chanakya Nagar, Kalyan West, Thane". The listing includes a "Property Overview" section with the following details:

- Project Name: Vastusankalp Punyodaya Park
- Brokerage: ₹1.2 Lacs
- Price: ₹60.0 L
- Carpet Area: 600 sq.ft
- Bedrooms: 2
- Bathrooms: 2
- Parking: 1 Open Parking
- Balcony: No Balcony
- Added: More than a month ago

The "About this property" section mentions "2BHK SEMI-FURNISHED Flat for SALE at PUNYODAYA PARK IN KALYAN. This is a gated community." The right sidebar features a "Contact Seller" section for Disha Properties, Housing Prime Agent, with a contact number +919327110000. There are also options to "Get Contact Details", "Share", and "Still deciding?".

Property	Padmashree Mangla Prastha, Gauripada, Kalyan West, Thane		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	700.00	840.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹11,286.00	₹9,405.00	-

The screenshot displays a real estate listing on the HOUSING.COM website. The main heading is 'Padmashree Mangla Prastha, Gauripada, Kalyan West, Thane'. Below this, there are sections for 'Around This Property' listing a school (Tiny Tots Nursery & Play Group) and a hospital (Proctocare Clinic - Surgery For Piles in Kalyan, Dombiv...), both within 3 minutes. The 'Property Overview' section provides the following details:

- Project Name: Padmashree Mangla Prastha
- Brokerage: ₹1.5 Lacs
- Price: ₹79.0 L
- Carpet Area: 700 sq.ft
- Bedrooms: 2
- Bathrooms: 2
- Parking: 1 Open Parking
- Balcony: No Balcony
- Added: More than a month ago

Additional features include '24x7 Security' and 'School Proximity'. A 'Contact Seller' section identifies the agent as Disha Properties, Housing Prime Agent, with a contact number +9193211... and a 'Hi yash!' greeting. There are also options to 'Get Contact Details', 'Share', and 'Still deciding?' with a 'Shortlist' button.



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**Vastukala Consultants (I) Pvt. Ltd.**

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## Sale Instances

Property	Punyodaya Park, Chanakya Nagar, Kalyan West, Thane		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	568.00	681.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,246.00	₹7,705.00	-

8/17/24, 12:51 PM		igr_15506	
1550671	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2	
12-08-2024		दस्त क्रमांक : 15506/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
<b>गावाचे नाव : वाडेघर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	5252000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4660835		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉंबिवलीइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे वाडेघर,ता.कल्याण येथील सर्व्हे नं.75/1,75/2पै.65/8,यावरील पुण्योदय पार्क बी1 बी2 बी3 को.ऑप.ही.सो.लि.,विंग बी-3,सदनिका क्र.704,सातवा मजला,क्षेत्र 568 चौ. फुट कारपेट.मालमत्ता क्र.बी07013319500( ( Survey Number : सर्व्हे नं.75/1, 75/2पै, 65/8, ; ) )		
(5) क्षेत्रफळ	568 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-राहुल भानुदास शिंदे वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.704,सातवा मजला,विंग बी-3, पुण्योदय पार्क बी1 बी2 बी3 को.ऑप.ही.सो.लि.,डॉन बोस्को शाळे जवळ,आधारवाडी जेल रोड,कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BIFPS3130M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रिस प्रेमनाथ विश्वकर्मा वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-1/1302, पुण्योदय पार्क आधारवाडी जेल रोड,डॉन बोस्को शाळे जवळ,कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BOMPV0823D 2): नाव:-अनिता प्रेमनाथ विश्वकर्मा वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-1/1302, पुण्योदय पार्क आधारवाडी जेल रोड,डॉन बोस्को शाळे जवळ,कल्याण प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BTEPS4510D		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	15506/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	367700		
(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	Punyodaya Park, Chanakya Nagar, Kalyan West, Thane		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,750.00	₹8,125.00	-

8/17/24, 12:50 PM		igr_16308	
1630871 14-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>		दुष्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 16308/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वाडेघर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3900000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2865500		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन .; इतर माहिती: मौजे वाडेघर,स. नं. 75,हि नं. 2(पै),न्यू हि नं 2/2/3,स. नं. 75,जुना स. नं. 2(पै),न्यू हि. नं. 2/2/4,स. नं. 75,हि नं 1,स. नं. 65,हि नं. 8,पुण्योदय पार्क ई-1,ई-2 को. ऑप. हौ. सो. लि. मधील ई टाईप मधील विंग ई-1 चौथा मजला,सदनिका क्रं. 403,क्षेत्र 400 चौ फुट कारपेट( ( Survey Number : 75,65 ; ) )		
(5) क्षेत्रफळ	400 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाग्यश्री भालचंद्र शेळके -- वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: घर क्रं. 16, नेरळ अर्धे रोड, आशे गाव, पोशीर, नेरळ, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगावः(ः-). पिन कोड:-410101 पॅन नं:-BEIPK4125D		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश दशरथ शेरला -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: लल्लुभाई मेन्शन, दुसरा मजला, रूम नं. 38, डॉ बाबासाहेब आंबेडकर रोड, दादर- पूर्व शिंदेवाडी बिल्डिंग, मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AZWPS1254K		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	13/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	16308/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	273000		
(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.		



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 **₹ 69,19,980.00 (Rupees Sixty Nine Lakhs Nineteen Thousands Nine Hundred And Eighty 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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

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