



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 : **Mr. Nandkishorekumar Ramadhare Kanojia & Mrs. Radha Devi N. Kanuajiya**

Residential Flat No. 302, 3rd Floor, Wing - A, "**Shiva Amrut Estate**", Village - Dawale, Taluka - Thane, District - Thane, Thane, PIN - 421 204, State - Maharashtra, India.

Latitude Longitude : 19°10'10.0"N 73°2'45.2"E

Intended User:

Cosmos Bank
Chembur East Branch

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east . Mumbai 400071

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Wing - A, "**Shiva Amrut Estate**", Village - Dawale, Taluka - Thane, District - Thane, Thane, PIN - 421 204, State - Maharashtra, India belongs to **Mr. Nandkishorekumar Ramadhare Kanojia & Mrs. Radha Devi N. Kanuajiya.**

Boundaries of the property

North : Open Land & Sudama Regency
South : 'B' Wing of Shiva Amrut Estate
East : Diva Shil Road
West : Open Land

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 **₹ 40,37,500.00 (Rupees Forty Lakhs Thirty Seven Thousands Five Hundred Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

Our Pan India Presence at :



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

Residential Flat No. 302, 3rd Floor, Wing - A, "**Shiva Amrut Estate**", Village - Dawale, Taluka - Thane, District - Thane, Thane,
PIN - 421 204, 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 23.08.2024 for Housing Loan Purpose.
1	Date of inspection	21.08.2024
3	Name of the owner / owners	Mr. Nandkishorekumar Ramadhare Kanojia & Mrs. Radha Devi N. Kanuajiya
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. 302, 3 rd Floor, Wing - A, " Shiva Amrut Estate ", Village - Dawale, Taluka - Thane, District - Thane, Thane, PIN - 421 204, State - Maharashtra, India. Contact Person : Mr. Shubham (Tenant) Contact No. 7701921120
6	Location, Street, ward no	Village - Dawale, District - Thane
7	Survey / Plot No. of land	Village - Dawale New Survey No - 163/1, 163/2, 165/2
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. = 407.87 (Area as per Site measurement) Carpet Area in Sq. Ft. = 425.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 467.50 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Dawale, Taluka - Thane, District - Thane, Pin - PIN - 421 204
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?	Tenant Occupied - Mr. Shubham, from 2 years
	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Shubham, from 2 years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 6,500/- Present 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	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?	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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2022 (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: All the above areas are within +/- 4% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur East Branch Branch to assess Fair Market Value as on 23.08.2024 for Residential Flat No. 302, 3rd Floor, Wing - A, "**Shiva Amrut Estate**", Village - Dawale, Taluka - Thane, District - Thane, Thane, PIN - 421 204, State - Maharashtra, India belongs to **Mr. Nandkishorekumar Ramadhare Kanojia**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.687/2019 Dated 15.01.2019 between M/s. Shiva Amrut Enterprises(The Developers) And Mr. Nandkishorekumar Ramadhare Kanojia & Mrs. Radha Devi N. Kanaujia(The Purchasers).
2)	Copy of Occupancy Certificate V.P. No. .S11/0024/11/TMC/TDD/OCC/1007/22 Dated 14.02.2022 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Dawale, Taluka - Thane, District - Thane, PIN - 421 204. The property falls in Residential Zone. It is at a traveling distance 2.1 km. from Diva Junction Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 16 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Cupboard + Passage + WC + Bathroom.+ Flowerbed Area. (i.e 1 BHK Flat) This Residential Flat is Vitrified tiles flooring & Wodden Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 23rd August 2024

The Carpet Area of the Residential Flat	:	425.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2022 (As per occupancy certificate)
--------------------------------------	---	-------------------------------------



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	467.50 Sq. Ft. X ₹ 2,500.00 = ₹ 11,68,750.00
Depreciation $\{(100 -) \times (2 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	N.A
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,300/- per Sq. M. i.e. ₹ 4,859/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 23rd August 2024	:	425.00 Sq. Ft. X ₹ 9,500 = ₹40,37,500.00

(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 23rd August 2024	:	₹ 40,37,500.00
Total Value of the property	:	₹ 40,37,500.00
The realizable value of the property	:	₹36,33,750.00
Distress value of the property	:	₹32,30,000.00
Insurable value of the property (467.50 X 2,500.00)	:	₹11,68,750.00
Guideline value of the property (467.50 X 4859.00)	:	₹22,71,583.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Wing - A, "Shiva Amrut Estate", Village - Dawale, Taluka - Thane, District - Thane, Thane, PIN - 421 204, State - Maharashtra, India for this particular purpose at **₹ 40,37,500.00 (Rupees Forty Lakhs Thirty Seven Thousands Five Hundred Only)** as on 23rd August 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23rd August 2024** is **₹ 40,37,500.00 (Rupees Forty Lakhs Thirty Seven Thousands Five Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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:

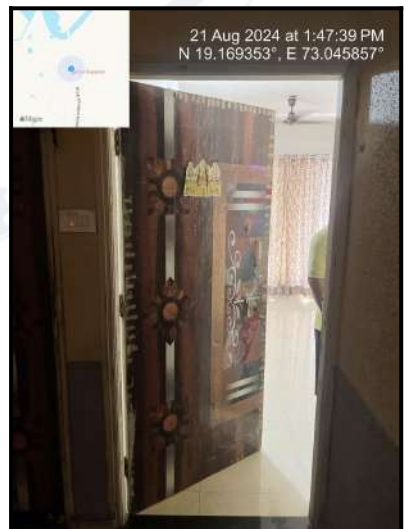
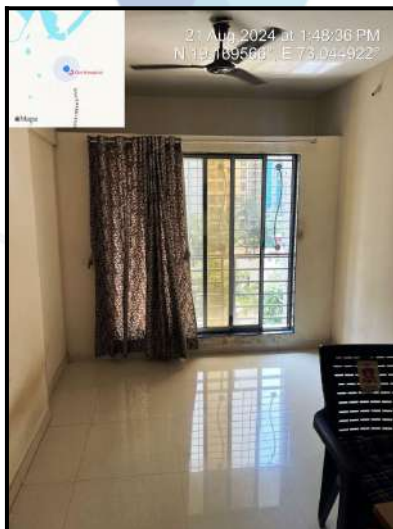
ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 16 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	: 2022 (As per occupancy certificate)
4	Estimated future life	: 58 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 flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified tiles flooring & Wodden 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 plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	
	(i) No. of water closets	: As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White

Technical details**Main Building**

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

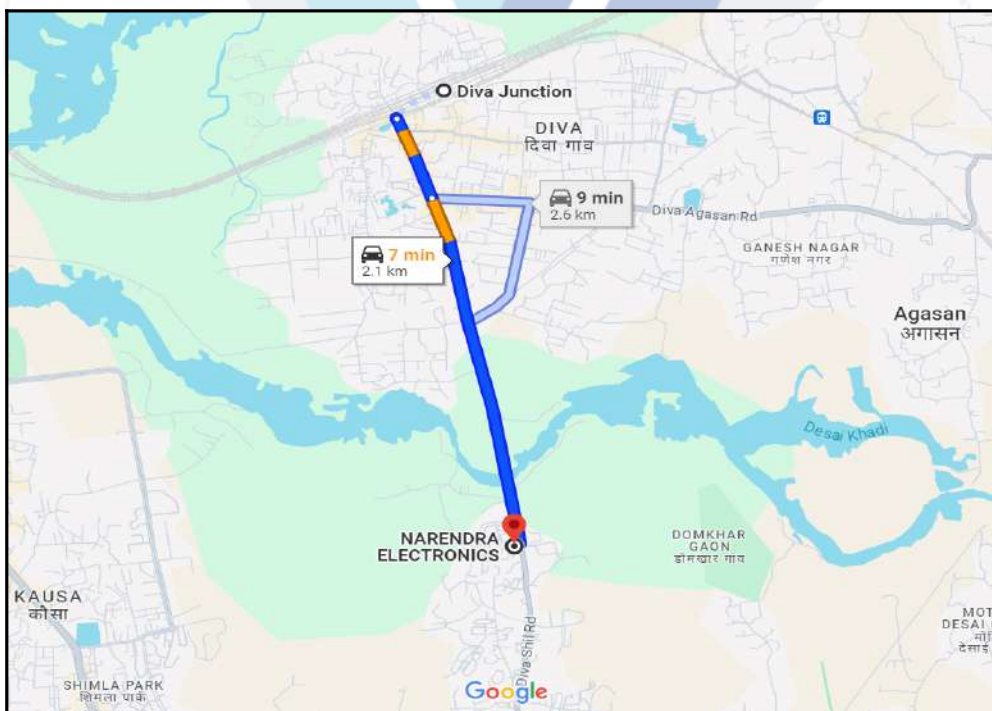
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'10.0"N 73°2'45.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Diva Junction - 2.1 km.).

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Urban Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan Help on Division

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: गावाचे नाव : डावसे

Attribute: खर्च नंबर 163 SubZone Name: 28/107-20(अ) खर्च नंबर

Mahapalika Area: Navi Mumbai Municipal

Open Land	Residence	Office	Shop	Industry	Unit
10400	52300	53500	56400	53500	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	52300			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	52,300.00	Sq. Mtr.	4,859.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	10400			
The difference between land rate and building rate(A-B=C)	41,900.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	52,300.00	Sq. Mtr.	4,859.00	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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	451.00	496.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,978.00	₹9,071.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property in Thane > Diva > Apartment in Diva > 1BHK > 690 Sq-ft

₹45.0 Lac

EMI - ₹20k | [Get pre-approved loan](#)

Check Market Value with [PropWorth](#)

1 BHK Flat For Sale in Celosia Avenue, [Diva, Thane](#)



1 Bed
1 Bath
2 Balconies
Unfurnished

Carpet Area
451 sqft = ₹9,978/sqft

Floor
6 (Out of 7 Floors)

Furnished Status
Unfurnished

Developer
[Pratima Construction](#)

Transaction Type
Resale




Age Of Construction
New Construction

Project
[Celosia Avenue](#)

Status
Ready to Move

[Contact Owner](#)
[Get Phone No.](#)

More Details

Price Breakup	₹45 Lac
Booking Amount	₹1.0 Lac
Address	Diva, Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹20296 Apply for Home Loan
	   +1
Age of Construction	New Construction

Description: Multistorey apartment is available for sale. It covered area of 690 sq-ft, it is a good location property. Please contact for more details.

[Contact Owner](#)

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	570.00	627.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,526.00	₹9,569.00	-

NOBROKER Pay Rent Post Your Property Sign up Login Menu

2 BHK Flat In Sai Shrushti Heritage For Sale ... Loan Verified

₹ 60 Lacs Negotiable ₹ 34,388/Month Estimated EMI 900 Sq.Ft. Need Home Loan? Apply Loan

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

Photos Location Shortlist

Master bedroom

Kitchen

Passage

2 Bedroom No. of Bedroom Jul 22, 2024 Posted On

2 Bathroom No. of Bathroom Immediately Possession

3 Balcony Sai Shrushti Herita... Apartment

Car Parking Full PowerBackup

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: Airoli Railway Station (W) Mango Hotels - Airoli, Navi Mumbai PVR Xperia Palava, Mumbai Diva Railway Junction Jumboking

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	900 Sq.Ft	Carpet Area	570 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	East
Floor	16/23	Parking	Car

Activity On This Property

111 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,139.00	1,252.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,542.00	₹6,856.00	-



1251374 05-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 12513/2022 नोंदणी : Regn:63m
गावाचे नाव : डावले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8000000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6228346.95	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मोजे डावले,ता. जि. ठाणे येथील शिवा अमृत इस्टेट बिल्डिंग,मधील पहिल्या मजल्यावरील ऑफिस नं.1,सी विंग,क्षेत्र 1139.28 चौ. फुट कारपेट सह,((Survey Number : सर्वे नं. 166, हिस्सा नं. 2 ;))	
(5) क्षेत्रफळ	1139.28 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:-मे. शिवा एंटरप्रायजेस तर्फे भागीदार निशित विजय भोईर - - वय:-34 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. दुकान नं. 1, मोती पॅलेस, शांती नगर, , रोड नं: आनंद कोळीवाडा, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ABYFS8208B 2): नाव:-मे. शिवा एंटरप्रायजेस तर्फे भागीदार अमित अशोक कोठारी - - वय:-40 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: दुकान नं. 1, मोती पॅलेस, शांती नगर, , रोड नं: आनंद कोळीवाडा, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ABYFS8208B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परशुराम रामचंद्र पाटील - - वय:-51; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: 165, खार्डी गाव, धनुबाई रामचंद्र निवास, दिवा शिल्ड रोड, , रोड नं: हनुमान मंदिर मागे, डावले, दिवा ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ASNPP8339G 2): नाव:-वासंती परशुराम पाटील - - वय:-39; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: 165, खार्डी गाव, धनुबाई रामचंद्र निवास, दिवा शिल्ड रोड, , रोड नं: हनुमान मंदिर मागे, डावले, दिवा ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CDCPP7040L	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	12513/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	560000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेरा		
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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	425.00	467.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,049.00	₹6,409.00	-

1645374 26-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 16453/2021 नोंदणी : Regn:63m
गावाचे नाव : डावले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2800000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2169065.556	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 503,पाचवा मजला,सी विंग,शिवा अमृत इस्टेट,विलेज डावले,पोस्ट पडले,ता. जि. ठाणे,सदनिकेचे क्षेत्र 425 चौ. फुट कार्पेट,झोन नं. 28/107-20अ ((Survey Number : 163, Hissa No.2, Survey No. 165, Hissa No.2 ;))	
(5) क्षेत्रफळ	425 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:-अनिल रामअवध यादव . वय:-39 पत्ता:-प्लॉट नं: 503, माळा नं: पाचवा मजला, सी विंग, इमारतीचे नाव: शिवा अमृत इस्टेट, ब्लॉक नं: ., रोड नं: विलेज डावले, पोस्ट पडले, ता. जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-ACNPY7324E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1):- नाव:-विनोद मंगला मौर्या . वय:-36; पत्ता:-प्लॉट नं: 203, माळा नं: दुसरा मजला, बी विंग, इमारतीचे नाव: शिवा अमृत इस्टेट, ब्लॉक नं: ., रोड नं: विलेज डावले, पोस्ट पडले, ता. जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-BKEPM2683L 2):- नाव:-पुनम विनोद मौर्या . वय:-29; पत्ता:-प्लॉट नं: 203, माळा नं: दुसरा मजला, बी विंग, इमारतीचे नाव: शिवा अमृत इस्टेट, ब्लॉक नं: ., रोड नं: विलेज डावले, पोस्ट पडले, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BWNPM2987C	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	16453/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000	
(14)शेरा		
मुद्रांकनासाठी 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 **23rd 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 **₹ 40,37,500.00 (Rupees Forty Lakhs Thirty Seven Thousands Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

