

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vishwas Dashrath Sonwane**

Residential Flat No. 205, 2nd Floor, Cluster 17, 'F' Wing, "Marina Co-op. Hsg. Soc. Ltd.", Project "Casa Rio",
Village Nilje Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204,
State – Maharashtra, Country – India.

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Latitude Longitude - 19°08'42.4"N 73°04'50.3"E

Valuation Prepared for: **Cosmos Bank**

Massia Branch Aurangabad


Plot No.P-15, Midc, Waluj, Aurangabad 431136, State – Maharashtra, Country – India.



Aurangabad : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA E-mail : aurangabad@vastukala.org
Tel. : +91 240 2485151 +91 9167204062 / 9860863601

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property Residential Flat No. 205, 2nd Floor, Cluster 17, 'F' Wing, "Marina Co-op. Hsg. Soc. Ltd.", Project "Casa Rio", Village Nilje, Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204, State – Maharashtra, Country – India belongs to **Mr. Vishwas Dashrath Sonwane**.

Boundaries of the property.

North : Internal Road
South : Internal Road
East : Casa Rio Marina Cluster E Wing
West : Viva 'A' 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 **₹ 46,96,700.00 (Rupees Forty Six Lakh Ninety Six Thousand Seven 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.



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Valuation Report of Residential Flat No. 205, 2nd Floor, Cluster 17, 'F' Wing, "Marina Co-op. Hsg. Soc. Ltd.", Project "Casa Rio", Village Nilje, Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204, 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 09.01.2024 for Bank Loan Purpose
2	Date of inspection	08.01.2024
3	Name of the owner/ owners	Mr. Vishwas Dashrath Sonwane
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 205, 2 nd Floor, Cluster 17, 'F' Wing, "Marina Co-op. Hsg. Soc. Ltd.", Project "Casa Rio", Village Nilje, Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204, State – Maharashtra, Country – India. Contact Person: Ms. Sajni Sonawane (Owner's Sister) Contact No.: 9769408626
6	Location, street, ward no	Village Nilje, Ghesar, Dombivli (East), Taluka Kalyan, District Thane
7	Survey/ Plot no. of land	Survey No. 63/1(pt), 96/1, 123/1, 2, 82/1, 24, 58/3, 66/3, 66/4, 113 (pt), 58/3 (pt), 59/(pt), 66/B (pt), 66/4 (pt), 113/1 (pt) of Village - Nilje
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. = 517.00 Balcony Area in Sq. Ft. = 29.00 Dry Balcony Area in Sq. Ft. = 15.00 Total Area in sq. Ft. = 561.00

		<p>(Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 584.00 (Area as per Gift Deed)</p> <p>Built-up Area in Sq. Ft. = 701.00 (Area as per Index II)</p> <p>All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village Nilje, Ghesar, Dombivli (East), Taluka Kalyan, District Thane
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000.00 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?	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 law?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control	N.A.

	of rent?	
	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 Construction – 2016 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Massia Branch Aurangabad to assess fair market value as on 09.01.2024 for Residential Flat No. 205, 2nd Floor, Cluster 17, 'F' Wing, "Marina Co-op. Hsg. Soc. Ltd.", Project "Casa Rio", Village Nilje Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204, State – Maharashtra, Country – India belongs to **Mr. Vishwas Dashrath Sonwane.**

We are in receipt of the following documents:

1	Copy of Gift Deed dated 20.11.2023 between Mr. Dashrath Pundlik Sonwane (the Doner) AND Mr. Vishwas Dashrath Sonwane (the Donee).
2	Copy of Occupancy Certificate No. SROT / MCP-03 / L.D.P.L / OC-II/CI-17/549/2016 dated 29.03.2016 issued by Mumbai Metropolitan Region Development Authority.

LOCATION:

The said building is constructed at land bearing Survey No. 63/1(pt), 96/1, 123/1, 2, 82/1, 24, 58/3, 66/3, 66/4, 113 (pt), 58/3 (pt), 59/(pt), 66/B (pt), 66/4 (pt), 113/1 (pt) of Village Nilje, Ghesar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 2 Km. from Nilje railway station.

BUILDING:

The building under reference is having Stilt + 8 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 building is used for residential purpose. 2nd Floor is having 6 Residential Flats. The building has 1 lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + 1 Bedroom + Study Room + 2 WC with Bath + Passage + Cupboard + Balcony + Dry Balcony Area (i.e., **2BHK with 2 WC with Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 9th January 2024

The Built-up Area of the Residential Flat	:	701.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	08 Years
Cost of Construction	:	701.00 X 2,500.00 = ₹ 17,52,500.00
Depreciation $\{(100-10) \times 8 / 60\}$:	12%
Amount of depreciation	:	₹ 2,10,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,05,000.00 per Sq. M. i.e. ₹ 9,755.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 98,704.00 per Sq. M. i.e. ₹ 9,170.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 09.01.2024	:	701.00 Sq. Ft. X ₹ 7,000.00 = ₹ 49,07,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 09.01.2024	:	₹ 49,07,000.00 - ₹ 2,10,300.00 = ₹ 46,96,700.00
Total Value of the property	:	₹ 46,96,700.00
The realizable value of the property	:	₹ 42,27,030.00
Distress value of the property	:	₹ 37,57,360.00
Insurable value of the property (701.00 X 2,500.00)	:	₹ 17,52,500.00
Guideline value of the property (701.00 X 9,170.00)	:	₹ 64,28,170.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 205, 2nd Floor, Cluster 17, 'F' Wing, "**Marina Co-op. Hsg. Soc. Ltd.**", Project "Casa Rio", Village Nilje Ghesar, Dombivli (East), Taluka Kalyan, District Thane, PIN – 421 204, State – Maharashtra, Country – India for this particular purpose at **₹ 46,96,700.00 (Rupees Forty Six Lakh Ninety Six Thousand Seven Hundred Only)** as on **9th January 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 **9th January 2024 is ₹ 46,96,700.00 (Rupees Forty Six Lakh Ninety Six Thousand Seven 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- DECLARATION

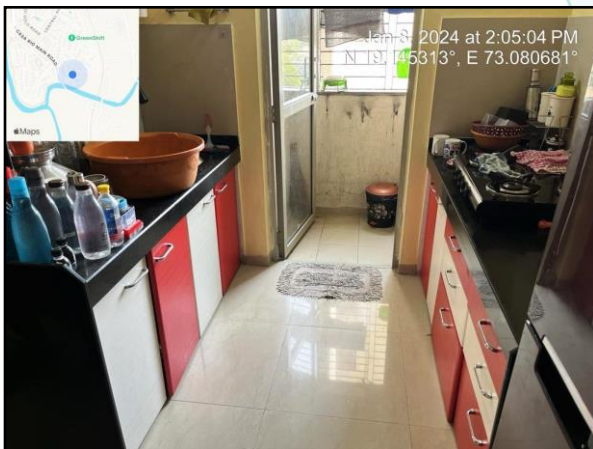
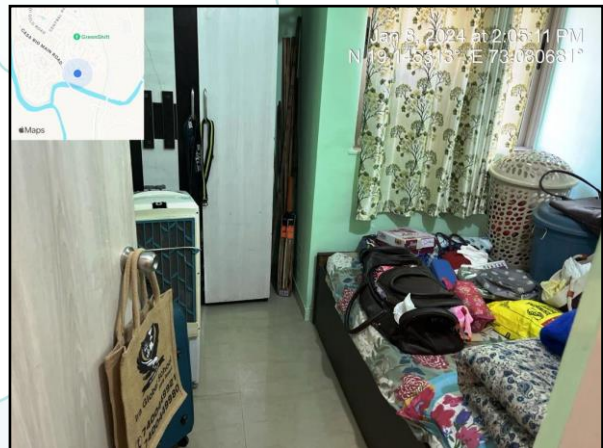
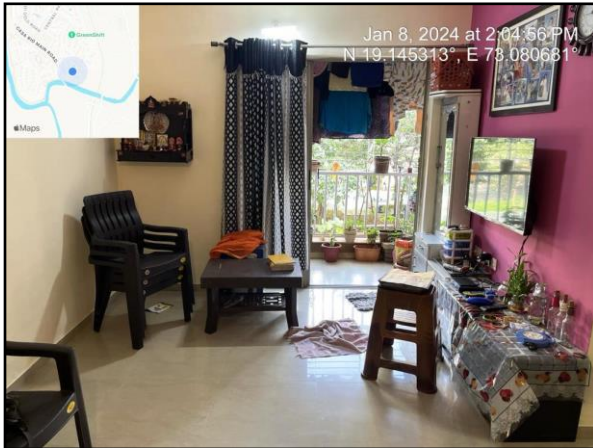
I hereby declare that

- (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	Stilt + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	2016 (As per Occupancy 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 Aluminium sliding windows
10	Flooring	Vitrified 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	Existing
18	No. of lifts and capacity	1 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

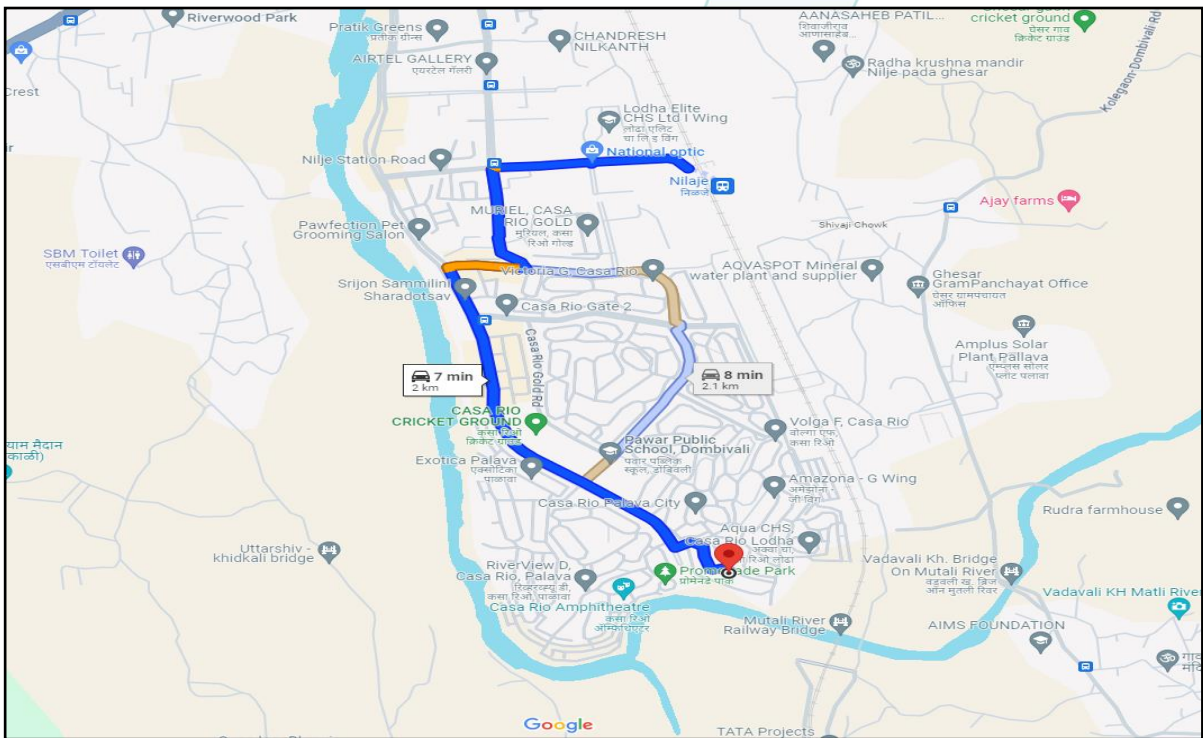


Actual site photographs



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Route Map of the property Site, u/r



Latitude Longitude - 19°08'42.4"N 73°04'50.3"E

Note: The Blue line shows the route to site from nearest railway station (Nilaje – 2 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	Language	English				
Selected District	Thane	Select Taluka	Kalyan				
Select Village	Gavache Nav : Nilje (Kalyan-Dombivli)	Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> Location				
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	41/120/1 - मीजे निळजे गावातील राज्य महामार्ग S.H.40 च्या पश्चिमेकडील इतर निळकरी	25000	97400	112100	121700	112100	चौ. मीटर
SurveyNo	41/124/3 - पलावा प्रकल्प	26300	105000	120750	131000	120750	चौ. मीटर
		123					

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,05,000.00			
No increase on Flat Located on 2 nd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,05,000.00	Sq. Mt.	9,755.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A – B = C)	78,700.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 08 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	98,704.00	Sq. Mt.	9,170.00	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



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2 BHK Flat In Lodha River Retreat For Sale In Dombivli East
Nije Gaon, Thane

Home / Flats for Sale in Mumbai / Flats for Sale in Nije gaon / 2bhk Flat for Sale in Nije gaon / Property Details



Nearby: Royal Supermarket, Akkis Family Restaurant, JUST PZA, Akki's Family Restaurant, Lodha Casa Rio

₹ 65 Lacs Non-negotiable	₹ 37,254/Month Estimated EMI ↓	909 Sq.Ft
------------------------------------	--	---------------------

2 Bedroom <small>No. of Bedroom</small>	Oct 29, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Lodha River Retreat <small>Apartment</small>
Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property


Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	NA
Builtup Area	909 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property


7 Unique Views | 0 Shortlists | 0



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2 BHK Flat In Lodha River Retreat For Sale In Dombivli East
Nije Gaon, Thane

Home / Flats for Sale in Mumbai / Flats for Sale in Nije gaon / 2bhk Flat for Sale in Nije gaon / Property Details



Nearby: Royal Supermarket, Akkis Family Restaurant, JUST PZA, Akki's Family Restaurant, Lodha Casa Rio

₹ 50 Lacs Non-negotiable	₹ 28,657/Month Estimated EMI ↓	680 Sq.Ft
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2 Bedroom <small>No. of Bedroom</small>	Nov 30, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Lodha River Retreat <small>Apartment</small>
Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹12.9 Per Sq.Ft/M	Flooring	NA
Builtup Area	680 Sq.Ft	Furnishing Status	Unfurnished Furnish Now

Activity On This Property

8 Unique Views | 0 Shortlists | 0

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 2 BHK Flats for Sale in Dombivli > 909 Sq-ft

₹ 57.0 Lac | EMI - ₹ 26k | [Get pre-approved loan](#) | VERIFIED ON SITE

2 BHK 909 Sq-ft Flat For Sale **Dombivli, Thane**

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 686 sqft ₹ 8,309/sqft	Developer Lodha	Project Lodha Casa Rio
Floor 3 (Out of 8 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Servant Room	Facing East	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Contact Agent

RERA REGISTERED

Ritesh -91-79XXXXXXX

Get Phone No.

Download Brochure

Say goodbye to ex...

More Details

Price Breakup	₹ 57 Lac
Booking Amount	₹ 1.0 Lac
Address	Pacifica, Dombivli, Thane - Beyond Thane, Maharashtra
Landmarks	Xperia Mall

magicbricks
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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 2 BHK Flats for Sale in Dombivli > 706 Sq-ft

₹ 60.0 Lac | EMI - ₹ 27k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Lodha Casa Rio, **Dombivli East, Thane**

2 Beds | 2 Baths | 2 Balconies

Carpet Area 683 sqft ₹ 8,785/sqft	Developer Lodha	Project Lodha Casa Rio
Floor 7 (Out of 8 Floors)	Transaction Type Resale	Status Ready to Move
Age Of Construction 5 to 10 years		

Contact Owner
Get Phone No.

👤 Last contact made 7 days ago

Contact Owner

shubham -91-90XXXXXXX

Get Phone No.

Download Brochure

Say goodbye to ex...

More Details

Price Breakup	₹ 60 Lac
Booking Amount	₹ 2.0 Lac
Address	Dombivli East, Thane - Beyond Thane, Maharashtra

Sales Instance

1/8/24, 3:40 PM

freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

573338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
08-01-2024		दस्त क्रमांक : 573/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : निळजे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5050000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7819000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे निळजे व घेसर येथील स नं 63/1,96/1,123/1,2,92/1,24,96/2,97 पार्ट,या वरील कासा रिओ प्रोजेक्ट मधील सदनिका नं 401,चौथा मजला,सी विंग,अंटार्टिका को ऑप हौसिंग सोसायटी लिमिटेड क्षेत्र 686 चौ फूट कार्पेट(76 .50 चौ मी बिल्ट अप)सोबत एक ओपन पार्किंग स्पेस नं जी 7 -743((Survey Number : 63/1 ;))	
(5) क्षेत्रफळ	686 चौ. फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सरोश बरजोर दुधमल - - वय:-60 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एम -19, कसरोव बाग , शहीद भगत सिंग रोड , इलेक्ट्रिक हाऊस जवळ , कोलाबा , मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AHXPD7567M 2): नाव:-शेरी सरोश दुधमल - - वय:-53 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एम -19, कसरोव बाग , शहीद भगत सिंग रोड , इलेक्ट्रिक हाऊस जवळ , कोलाबा , मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-ADXPD0306L	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा पवन पायघन - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धामणगाव , बुलढाणा , महाराष्ट्र, रोड नं: -, महाराष्ट्र, BULDHANA. पिन कोड:-443106 पॅन नं:-HZJPP4745Q 2): नाव:-पवन विष्णु पायघन - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धामणगाव , बुलढाणा , महाराष्ट्र, रोड नं: -, महाराष्ट्र, BULDHANA. पिन कोड:-443106 पॅन नं:-BJJPP7003C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	573/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	547400	
(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.	

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13407507 08-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 13407/2023 नोदणी : Regn:63m
गावाचे नाव : निळजे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7000000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ., इतर माहिती: मौजे निळजे येथील व घेसर येथील स. न. 63/1,96/1,123/1,123/2,92/1,24,101/1बी,107/2 बी 107/2सी,107/3 ए 62/2 बी,62/3 बी,60/1,60/2,44/1ए,62/2 पार्ट,62/3पार्ट,101पार्ट,107/2पार्ट,103/3पार्ट,यावरील कासा रिओ प्रोजेक्ट मधील सदनिका न. 504 पाचवा मजला,डी विंग,जिनिव्हिया ऑप. हॉसिंग सोसायटी लिमिटेड,क्षेत्र 584 चौ. फूट कार्पेट(65.13 चौ मी बिल्ट अप)सोबत एक कार पार्किंग स्पेस न. जी 6 -526((Survey Number : 63/1 ;))	
(5) क्षेत्रफळ	584 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:-मुनीरा रिझवान पिरान -- वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी/406, हिल विव कॉम्प्लेक्स, एस एम डी रोड, सेक्टर न १ जवळ, अँटॉप हिल, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-AYCPK7086Q 2): नाव:-रिझवान मोहम्मद हुसैन पिरान -- वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी/406, हिल विव कॉम्प्लेक्स, एस एम डी रोड, सेक्टर न १ जवळ, अँटॉप हिल, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-ADEPH5668L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चेतन ए -- वय:-36, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जेनेव्हिया सोसायटी, डी /502, कासा रिओ, पालावा सिटी, कल्याण शील रोड, डोंबिवली ईस्ट, ठाणे, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-ASSPA1886C 2): नाव:-मंजुळा आर -- वय:-28, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CFYPR0751Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13407/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490500	
(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.	

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th January 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 ₹ **46,96,700.00 (Rupees Forty Six Lakh Ninety Six Thousand Seven Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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