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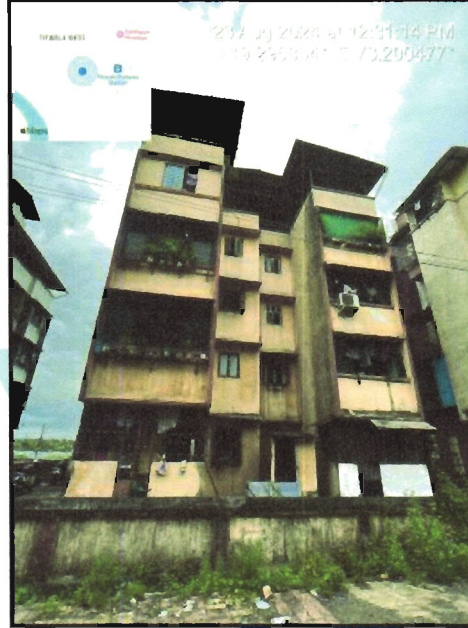
MSME Reg No: UDYAM-MH-18-0083617

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. Vivekanand Madhavrao Zare**

Residential Flat No. 8, 2nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'45.1"N 73°12'1.6"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 |
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Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Vastu/Mumbai/09/2024/010743/2308018

03/4-24-PRVS

Date: 03.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, 2nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India belongs to **Mr. Vivekanand Madhavrao Zare.**

Boundaries	:	Building	Flat
North	:	Shree Lambodar CHSL	Marginal Space
South	:	Mangal Pooja Residential Building	Flat No. 7
East	:	Internal Road	Flat No. 9
West	:	Open Plot	Marginal Space

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 **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.03 12:59:26 +05'30'

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. 8, 2nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, 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 Fair Market Value as on 03.09.2024 for Bank Loan Purpose.
1	Date of inspection	23.08.2024
3	Name of the owner / owners	Mr. Vivekanand Madhavrao Zare
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. 8, 2 nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India. Contact Person : Mr. Madhav Zare (Owner's Son) Contact No. 9833149545
6	Location, Street, ward no	Off. Sangoda Road Village - Manda, Titwala (West) District - Thane
7	Survey / Plot No. of land	Village - Manda New Survey No - 173, Hissa No. 1(Part)
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. = 404.25 (Area as per Site measurement) Built Up Area in Sq. Ft. = 515.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Manda, Titwala (West) Taluka - Kalyan , District - Thane, Pin - PIN - 421 605
14	If freehold or leasehold land	Free Hold.



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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?	Owner Occupied - Mr. Vivekanand Madhavrao Zare
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Vivekanand Madhavrao Zare
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,900.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
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 – 1999 (As per site information)
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, Dadar Branch Branch to assess Fair Market Value as on 03.09.2024 for Residential Flat No. 8, 2nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India belongs to **Mr. Vivekanand Madhavrao Zare**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.923 / 2005 Dated 09.05.2005 between Mr. Arjun Mahadev Chaugule (The Seller) And Mr. Vivekanand Madhavrao Zare(The Purchaser).
2)	Copy of Society Share Certificate No.8 And Mr. Vivekanand Madhavrao Zare(The Purchaser) issued by Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.
3)	Copy of Society No Objection Certificate Dated 11.05.2005 in the name of Mr. Vivekanand Madhavrao Zare issued by Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.
4)	Copy of Commencement Certificate No.KMP / NRV / BP / KV / 439 - 86 Dated 22.08.1991 issued by Kalyan Mahanagarpalika.

Location

The said building is located at Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605. The property falls in Residential Zone. It is at a traveling distance 500 Mtrs. from Titwala Railway Station.

Building

The building under reference is having Ground + 3 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 Normal. The building is used for Residential purpose. Basement Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Partly Vitrified tiles / Kota stone / Ceramic tiles flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casting Capping Electrical wiringetc.

Valuation as on 3rd September 2024

The Built Up Area of the Residential Flat	:	515.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	1999 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	515.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,87,500.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$:	37.50%
Amount of depreciation	:	₹ 4,82,812.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,200/- per Sq. M. i.e. ₹ 5,035/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 42,800/- per Sq. M. i.e. ₹ 3,976/- per Sq. Ft.
Value of property as on 3rd September 2024	:	515.00 Sq. Ft. X ₹ 6,400 = ₹32,96,000.00

(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 3rd September 2024	:	₹ 32,96,000.00 - ₹ 4,82,812.50 = ₹ 28,13,187.50
Total Value of the property	:	₹ ₹ 28,13,187.50
The realizable value of the property	:	₹25,31,869.00
Distress value of the property	:	₹22,50,550.00
Insurable value of the property (515.00 X 2,500.00)	:	₹12,87,500.00
Guideline value of the property (515.00 X 3976.00)	:	₹18,53,485.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 8, 2nd Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India for this particular purpose at **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven Only)** as on 3rd September 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 **3rd September 2024** is **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven 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.



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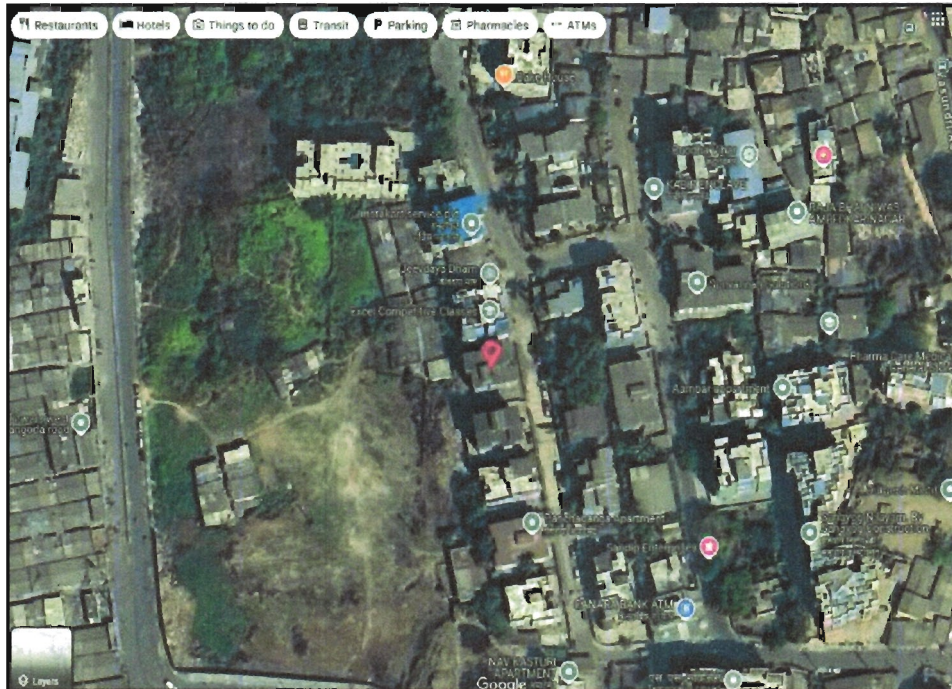
Technical details**Main Building**

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		:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity		:	Not Provided
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

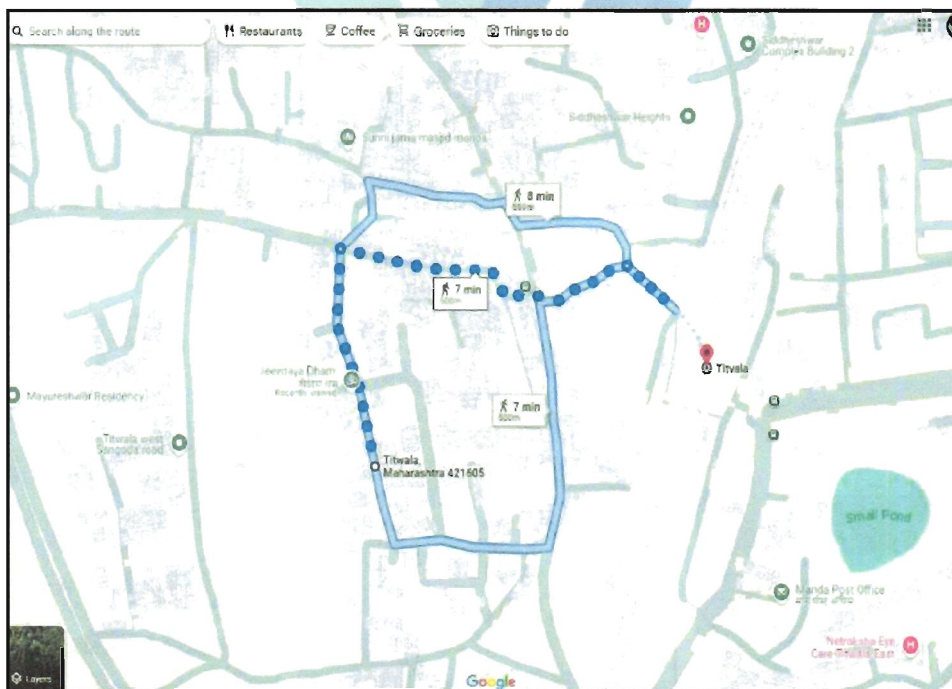
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°17'45.1"N 73°12'1.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Titwala - 500 Mtrs.).

Ready Reckoner Rate

DIVISION / VILLAGE : MANDA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'C'		
Local Body Name	Kalyan Dombivli Municipal Corporation					
Land Mark	Zone 2A, Division Manda (34) (A) Manda West, All Properties on West of Central Railway Line					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
26	26/81	8600	54200	82400	87900	62400
<small>950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976</small>						
<small>Survey No. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 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 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 (Growth)</small>						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	54200			
Decrease by 10% on Flat Located on 2 nd Floor	5420			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	48,780.00	Sq. Mtr.	4,532.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8600			
The difference between land rate and building rate(A-B=C)	40,180.00			
Percentage after Depreciation as per table(D)	25%			
Rate to be adopted after considering depreciation [B + (C X D)]	42,800.00	Sq. Mtr.	3,976.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	301.00	361.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,306.00	₹6,921.00	-

99acres

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Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > Flats in Manda > 1 BHK Flats in Manda > 20 to 25 Lakh

Posted on May 18, 2024 | Ready to move

₹25 Lac

@ 8,305 per sq.ft.

Estimated EMI ₹ 19,968

1BHK 1Bath

Flat/Apartment for Sale

in Om Sai Corner, Manda, Titwala, Thane

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Recommendations
Articles

Property ID:

Request Photos

Area

Carpet area: 301 sq.ft. (27.96 sq.m)

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

Price

₹ 25 Lac

@ 8,305 per sq.ft. (Negotiable)

Address

Om Sai Corner

Manda, Titwala, Thane

Floor Number

4th of 4 Floors

Facing

East

Overlooking

Main Road

Property Age

5 to 10 Year Old

Places nearby

406, Manda, Titwala, Thane View All (7)

Government ZP Hospital KDMC DISPENSARY
Dr. Kavte Clinic
Shree Mahaganapati Hospital
Dr. Jain's Clinic
Shri C

Why should you consider this property?

East Facing
Top Floor
Close to School
Close to Hospital
24*7 Water
On-Call Maintenance Staff
Close to Market
Corner Property

Close to Railway Station
Overlooking Main Road
Marble Flooring

Transaction Type: Resale

Corner Property: Yes

Property Ownership: Freehold

Water Source: Borewell/Tank,24*7...

Flooring: Marble

Power Backup: None

Width of facing road: 2.0 Feet

Property Code: W75314759

www.99acres.com/W75314759

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Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	480.00	576.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,875.00	₹5,729.00	-

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > Flats in Manda > 1 BHK Flats in Manda

Posted on Jul 21, 2024 | Ready to move

₹33 Lac @ 6,875 per sq.ft. **1BHK 1Bath** Contact Owner FREE

Estimated EMI ₹ 26,357 Flat/Apartment for Sale Shortlist

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Owner Details Price Trends Recommendations Articles

Property (3)

Area
Carpet area: 480 sq.ft. (44.59 sq.m.)

Price
₹ 33 Lac @ 6,875 per sq.ft. (Negotiable)

Configuration
1 Bedroom , 1 Bathroom , 2 Balconies

Address
Om Sai Residency Manda
Manda, Titwala, Thane

Floor Number
4th of 7 Floors

Facing
East

Overlooking
Main Road

Property Age
5 to 10 Year Old

Places nearby View All (7)
404, Manda, Titwala, Thane

Government ZP Hospital KDMC DISPENSARY Dr. Kavte Clinic Shree Mahaganpati Hospital Dr. Jain's Clinic Shri C

Why should you consider this property?

East Facing Gated Society Overlooking Main Road Spartex Flooring Close to Railway Station Parking Available Semi-Furnished

Transaction Type: Resale Property Ownership: Freehold Flooring: Spartex Furnishing: Semifurnished
Gated Community: Yes Parking: 1 Open Water Source: Municipal corporati... Power Backup: None

Property Code: C76442387
www.99acres.com/C76442387



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	316.67	380.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,895.00	₹4,079.00	-

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<p>981571 19-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुयम निबंधक . सह दु.नि. कल्याण 2 दस्ता क्रमांक : 9815/2024 नोंदणी . Regn:83m</p>
<p>गावाचे नाव : मांडा</p>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1550000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1591454.732	
(4) मू.माघन,पोलिसला व परक्रमांक(असल्यास)	<p>1) पत्रिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन . इतर माहिती. इतर माहिती: मोजे मांडा तालुका कल्याण जिल्हा ठाणे येथील सर्वे नंबर 161/ पैकी.162ए /1-2 पैकी 173/1 पैकी.आणि परडी नं. 2 पैकी प्लॉट नं. 21 यावरील विभाग क्र. 2 बी मंगल पूजा को.ऑप.हो.सो. मधील सदनिका नं. 02 तळ मजला.क्षेत्र 380 चौ फुट बांधीव (1 टक्का महिला सुट)((Survey Number : 161 part. 162A/1-2 part. 173/1 part. ;))</p>	
(5) क्षेत्रफळ	380 चौ.फुट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण-या लिहून ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवा दिचे नाव व पत्ता	<p>1): नाव.-धन शी निगंजन किन्हा द्या:-46 पत्ता:-प्लॉट नं. . माळी नं. . इमारतीचे नाव. . ब्लॉक नं. . रोड नं. लाल चौकी पोलीस स्टेशन मगमे बी 204 अशोगणेश को ऑप हो.सो गावडेची चौक कल्याण, महाराष्ट्र, ठाणे पिन कोड:-421301 पिन नं:-ADK912867I</p>	
(8)दस्तऐवज करून देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवा दिचे नाव व पत्ता	<p>1): नाव.-बर्षा सुनिल पिरसे द्या:-50; पत्ता:-प्लॉट नं. . माळी नं. . इमारतीचे नाव. . ब्लॉक नं. . रोड नं. सूर्य नं. 3 मंगल पूजा को.ऑप.हो.सो. मांडा टिठवाळी, महाराष्ट्र, THANE. पिन कोड.-421605 पिन नं.-BVPBPP5025K</p>	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	10/05/2024	
(11)अनुक्रमांक खंड व पृष्ठ	9815/2024	
(12)बाजारभावाप्रमाणे मुदांक मुल्य	97700	
(13)बाजारभावाप्रमाणे नोंदणी मुल्य	15920	
(14)शेरा		
मुल्यंक नमूदाची विभागात पंतलेला तपशील:-		
मुदांक मुल्यंक आकारतना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	394.00	472.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,203.00	₹4,336.00	-

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03-02-2024

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्ता क्रमांक : 6747/2023

नोंदणी :

Regn:83m

गावाचे नाव : मांडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2050000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2261000
(4) भू-मापन,पेटलिस्स व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉबिवलीइतर वर्णन : इतर माहिती: मौजे मांडा,ता. कल्याण,जि. ठाणे येथील स.नं. 173 आणि हि.नं. 1(पार्ट),पार्सी नं. 2(पार्ट),सी टी एस.नं. 51,52,53,54 आणि 55 येथे असलेली श्री लंबोदर को.ऑप.हौ.सोसायटी लि. मधील दुसऱ्या मजल्यावरील सदनिका क्र. 203,क्षेत्र 394 चौ.फुट(कारपेट),मालमत्ता क्र. ए05017874500((Survey Number : 173 ;))
(5) क्षेत्रफळ	394 चौ.फुट
(6)आकारणी किंवा जुळी देण्यात असेल किंवा	
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-उल्हास प्रताप राजे -- वय:-58 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. जय खंडोबा निवास, संगोडा रोड, साईधाम चाळ जवळ, मांडा-टिडवाळी प., ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं.-AKKPR0093B 2): नाव.-श्रीराम उल्हास राजे -- वय:-47 पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. जय खंडोबा निवास, संगोडा रोड, साईधाम चाळ जवळ, मांडा-टिडवाळी प., ता. कल्याण, जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं.-AUFPR0801B
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पंकज संतोष गणे -- वय:-35; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. मु. खरीड, पो. किन्हीली, ता. चाहापूर, जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-421403 पॅन नं.-AKGPG6425P 2): नाव.-सर्पला पंकज गणे -- वय:-31; पत्ता.-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. मु. खरीड, पो. किन्हीली, ता. चाहापूर, जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-421403 पॅन नं.-DCSPG7491E
(9) दस्तावेज करून दिल्याचा दिनांक	19/06/2023
(10)दस्ता नोंदणी केल्याचा दिनांक	19/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6747/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	158300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22700
(14)शेरा	
मुद्रांक नासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantoament 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 **3rd September 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 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 **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.03 12:59:49 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

