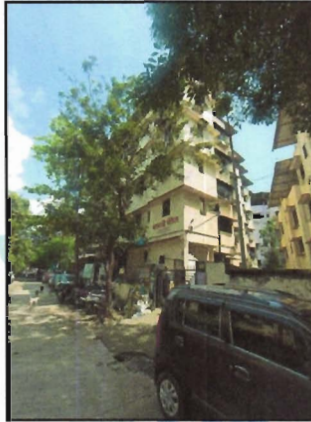


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Vijay Shankar Ajgaonkar**

Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, "Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India.

Latitude Longitude : 19°13'16.4"N 73°4'56.7"E

### Intended User:

**Cosmos Bank  
Naupada**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400081, (M.S.), INDIA  
Email: [thane@vastukalases.in](mailto:thane@vastukalases.in) | Tel: 883678 82975 / 9028 05621

Our Pan India Presence at:

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•  **Mumbai** •  **Nashik** •  **Rajkot** •  **Rajpur**  
•  **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)

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Thane/09/2024/011246/2308256

20/9-262-PSRJ

Date: 20.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, "**Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd**", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Vijay Shankar Ajaonkar**.

Boundaries of the property

North : Darshana Building  
South : Panorama Society  
East : Om Ganesh Apartments  
West : Ganpati Mandir Road

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 **₹ 40,30,750.00 (Rupees Forty Lakhs Thirty Thousands Seven Hundred And Fifty 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**

Digitally signed by Manoj Chalikwar  
DN: c=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.20 16:19:27 +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

Encl.: Valuation report



Thane: 101, 1st Floor, Bletch Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA  
Email: [thane@vastukala.co.in](mailto:thane@vastukala.co.in) | Tel: 80978 82975 / 90216 05621

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

**Regd. Office**

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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

Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, "**Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd**", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, 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 20.09.2024 for Housing Loan Purpose.
1	Date of inspection	17.09.2024
3	Name of the owner / owners	<b>Shri. Vijay Shankar Ajgaonkar</b>
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	<b>Address:</b> Residential Flat No. B/402, 4 <sup>th</sup> Floor, Building No B, " <b>Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd</b> ", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India. <b>Contact Person :</b> Person meets at site - Mr. Manan Trivedi - Tenant / Shri. Vijay Shankar Ajgaonkar - (Owner) Contact No. 7506023305
6	Location, Street, ward no	Village - Dombivli, District - Thane
7	Survey / Plot No. of land	CTS No - 206 to 210 of Village - Dombivli New Survey No - 18/9, 18/10
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. = 476.00 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 575.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Dombivli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 202
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 - Mr. Manan Trivedi / Rented Since – 3 Year
	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 Local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Manan Trivedi / Rented Since – 3 Year
(ii)	Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	9,600.00 (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 law?	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 building. The rate is considered as composite rate.
39		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1991 (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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 20.09.2024 for Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, "**Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd**", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Vijay Shankar Ajaonkar**.

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

1)	Copy of Agreement for sale No.5379/2008 Dated 09.09.1996 between Shri. Ebrahim Hussain(The Assignor) And Shri. Vijay Shankar Ajaonkar(The purchaser).
2)	Copy of Occupancy Certificate No.& Date not visible issued by Dombivli Municipal Council.

### Location

The said building is located at Village - Dombivli, Taluka - Kalyan, District - Thane, PIN Code - 421 202. The property falls in Residential Zone. It is at a traveling distance 550M from Dombivli Railway Station.

### Building

The building under reference is having Ground + 5 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. 4th Floor is having 5 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 20th September 2024

The Built Up Area of the Residential Flat	:	575.00 Sq. Ft.
-------------------------------------------	---	----------------

### Deduct Depreciation:



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Year of Construction of the building	1991 (As per site information)
Expected total life of building	60 Years
Age of the building as on 2024	33 Years
Cost of Construction	575.00 Sq. Ft. X ₹ 2,000.00 = ₹ 11,50,000.00
Depreciation $\{(100 - 10) \times (33 / 60)\}$	49.50%
Amount of depreciation	: ₹ 5,69,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	₹ 52,160/- per Sq. M. i.e. ₹ 4,846/- per Sq. Ft.
Guideline rate (after depreciate)	₹ 42,669/- per Sq. M. i.e. ₹ 3,964/- per Sq. Ft.
Value of property as on 20th September 2024	575.00 Sq. Ft. X ₹ 8,000 = ₹46,00,000.00

(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)

<b>Fair value of the property as on 20th September 2024</b>	<b>: ₹ 46,00,000.00 - ₹ 5,69,250.00 = ₹ 40,30,750.00</b>
<b>Total Value of the property</b>	<b>: ₹ ₹ 40,30,750.00</b>
<b>The realizable value of the property</b>	<b>: ₹36,27,675.00</b>
<b>Distress value of the property</b>	<b>: ₹32,24,600.00</b>
<b>Insurable value of the property (575.00 X 2,000.00)</b>	<b>: ₹11,50,000.00</b>
<b>Guideline value of the property (575.00 X 3964.00)</b>	<b>: ₹22,79,300.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/402, 4<sup>th</sup> Floor, Building No B, "Balaji Palace, New Jawahar Co.-Op. Hsg. Soc. Ltd", Deendayal Road, Village - Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India for this particular purpose at **₹ 40,30,750.00 (Rupees Forty Lakhs Thirty Thousands Seven Hundred And Fifty Only)** as on 20th 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 **20th September 2024** is **₹ 40,30,750.00 (Rupees Forty Lakhs Thirty Thousands Seven Hundred And Fifty 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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**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**

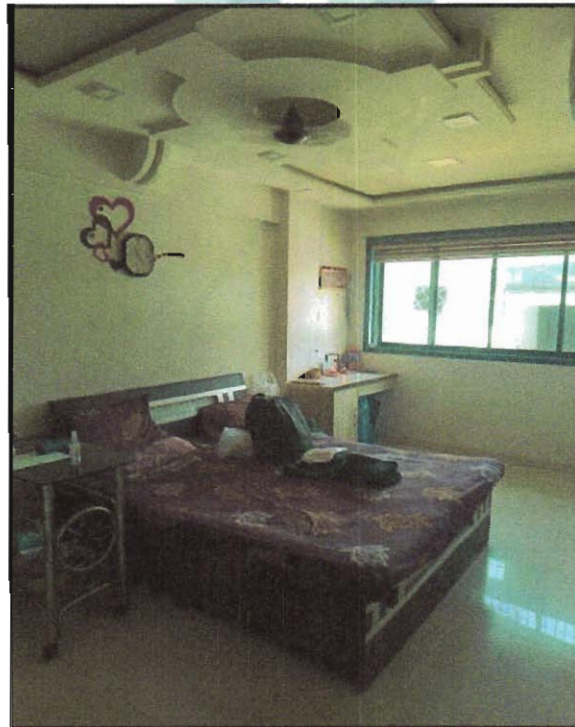
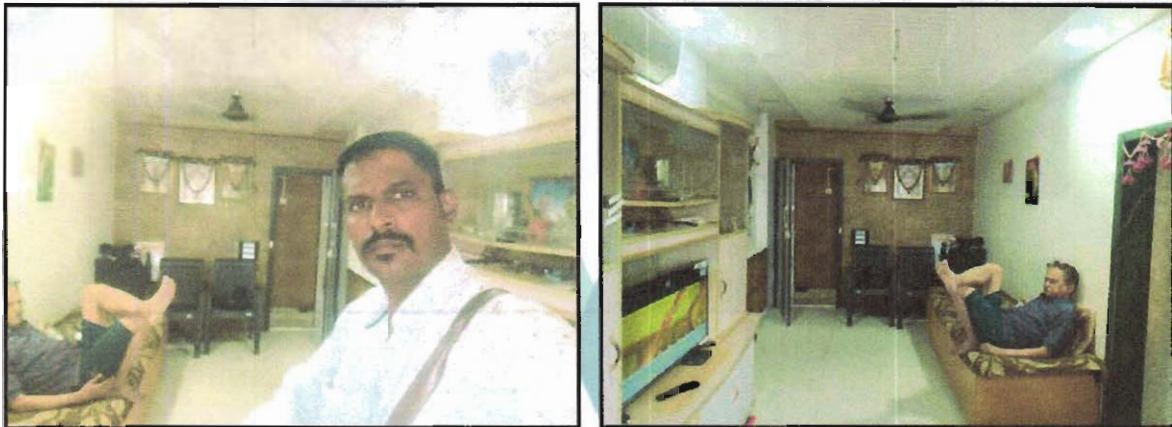
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 5 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 <sup>th</sup> Floor				
3	Year of construction	: 1991 (As per site information)				
4	Estimated future life	: 27 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 door with safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
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.					



**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		:	6' 0" High, R.C.C. column with B. B. masonry wall
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

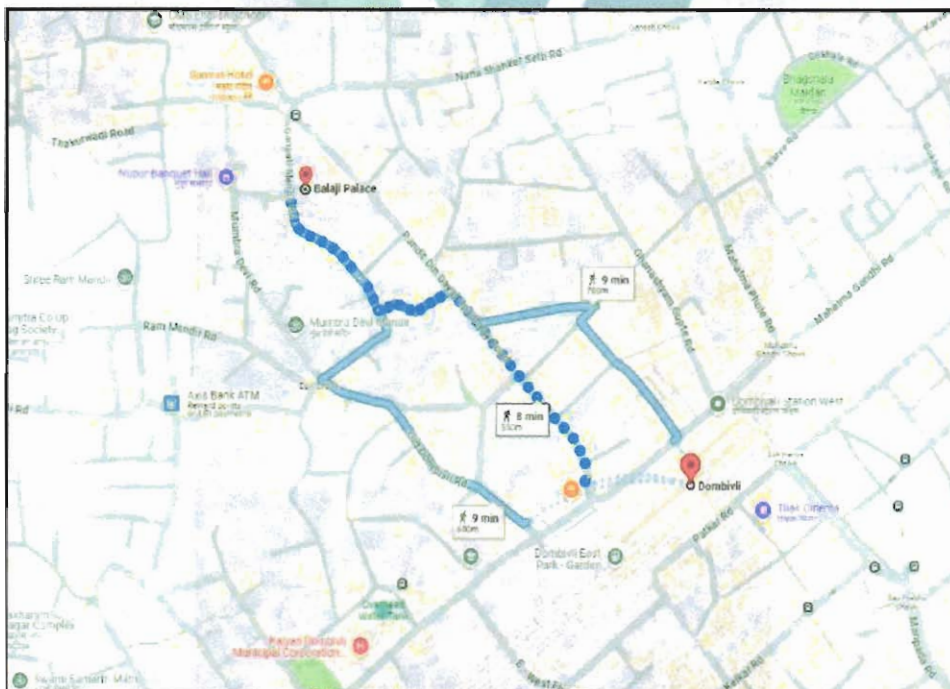
## Actual Site Photographs



## Route Map of the property





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



**Longitude Latitude:** 19°13'16.4"N 73°4'56.7"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 550M).

## Ready Reckoner Rate


**Department of  
Registration & Stamps**  
Government Of Maharashtra
 
**नोंदणी व मूदांक  
विभाग**  
महाराष्ट्र शासन
 


---

**Valuation For Influence Area**

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

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:    
 Attribute:   SubZone Name:    
 Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
23400	65200	75400	87500	75400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	65200			
Decrease by 20% on Flat Located on 4 <sup>th</sup> Floor	13040			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>52,160.00</b>	<b>Sq. Mtr.</b>	<b>4,846.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23400			
The difference between land rate and building rate(A-B=C)	28,760.00			
Percentage after Depreciation as per table(D)	33%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>42,669.00</b>	<b>Sq. Mtr.</b>	<b>3,964.00</b>	<b>Sq. Ft.</b>

### 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.

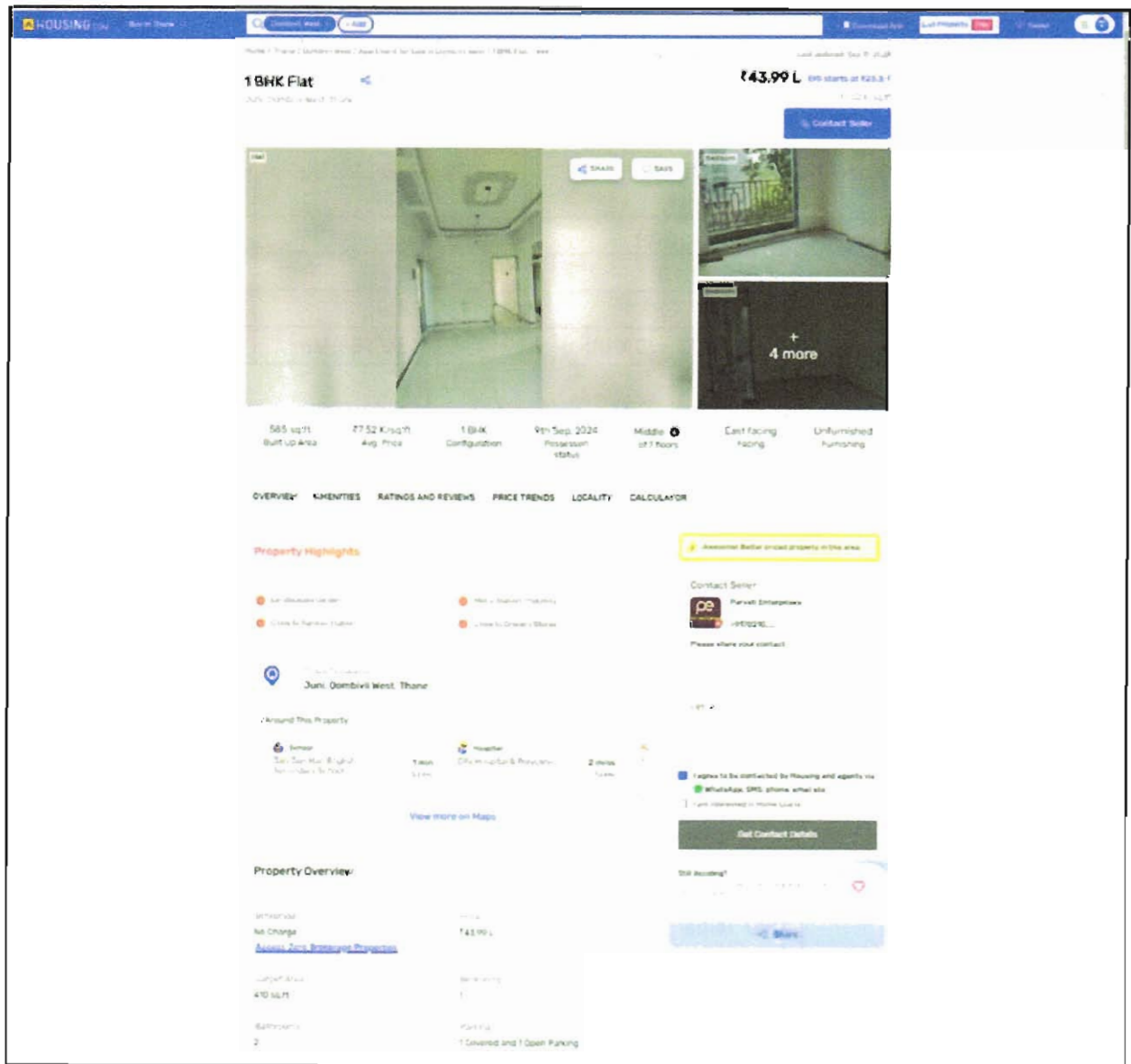
	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	410.00	492.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,729.00	₹8,941.00	-



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## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	308.00	370.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹10,390.00	₹8,649.00	-

Post Your Property
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Login
Menu

### 1 RK Flat In Mangal Deep For Sale In Dombivli West

Main Shanker Seth Rd near Gopi Cine Mall

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli west / 1rk Flat for Sale in Dombivli west / Property Details

₹ 32 Lacs Negotiable

₹ 18,340/Month Estimated EMI

370 Sq Ft

Need Home Loan? Apply Loan

1 Bedroom No. of Bedroom May 23, 2024 Towed 2h

1 Bathroom No. of Bathroom Immediately Flatten 11

1 Sq. Ft. Mangal Deep No. of Floors

Bike Parking None Power Backup

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: Tilak Cinema   New Modern Cafe   Gopi Cine Mall   PP Chambers   Raj Vaibhav Complex

#### Overview

Age of Building >10 Years	Ownership Type: Self Owned
Maintenance Charges ₹2.7 Per Sq-Ft/M	Flooring: Vibrified Tiles
Builtup Area 170 Sq.Ft	Furnishing Status: Fully Furnished
Facing Don't Know	Floor 4/4

#### Activity On This Property

102  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate

#### Similar Properties

1 RK Flat In, Sakinaka, C



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	279.00	335.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹9,104.00	₹7,582.00	-

14609338

27-01-2024

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

### सूची क्र.2

दुय्यम निबंधक . सह दु.नि.कल्याण 4

दस्त क्रमांक : 14609/2022

नोंदणी :

Regn.63m

### गावाचे नाव : डोंबिवली (जुनी)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2540000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे	2030000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्जन :सदनिका नं. बी /303, माळा नं: 3 रा मजला, इमारतीचे नाव: बालाजी पेलेस,न्यू जवाहर को ऑप ही सो लि, ब्लॉक नं: पंडित दिन दयाळ क्रॉस रोड, रोड : डोंबिवली प, इतर माहिती: विभाग क्र 3/19 मुल्यदर 65200 क्षेत्रफळ 335 चौ फुट बिल्टअप( ( Survey Number : 18/9 ,18 /10 ; ) )
(5) क्षेत्रफळ	335 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 दगडू पाटील - - वय-49 पत्ता:-प्लॉट नं: बी /303, माळा नं: - , इमारतीचे नाव: बालाजी पेलेस ,न्यू जवाहर को ऑप ही सो लि , ब्लॉक नं: दिनदयाळ क्रॉस रोड , रोड नं: डोंबिवली प, महाराष्ट्र, ठाणे. पिन कोड -421202 पॅन नं:-AR2PP5162G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -मंगली नीलकंठ लाड - - वय-40; पत्ता:-प्लॉट नं: 1, माळा नं: - , इमारतीचे नाव: अष्टविनायक चाळ , ब्लॉक नं: राम नगर , रोड नं: सांताक्रुझ पू, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AHWPL7508D 2): नाव -नीलकंठ तुकाराम लाड - - वय-44; पत्ता:-प्लॉट नं: 1, माळा नं: - , इमारतीचे नाव: अष्टविनायक चाळ , ब्लॉक नं: राम नगर , रोड नं: सांताक्रुझ पू, मुंबई , महाराष्ट्र, मुंबई पिन कोड:-400055 पॅन नं:-ACWPL1484F
(9) दस्तऐवज करून दिव्याचा दिनांक	04/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14609/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	177800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25400
(14) घेरा	
मुक्त्येकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	321.00	385.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹9,346.00	₹7,792.00	-

54372

07-04-2024

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

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 543/2019

नोंदणी :

Regn.63m

गावाचे नाव : डॉबिवली (नवी)

(1) विलेखनाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभावात/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे	2242615.98
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉबिवलीइतर वर्णन : इतर माहिती: विभाग क्र 3/19 दर रू 62700/- मोज नवीन डॉबिवली जुना स.नं. 18,नवीन स. नं. 61,हि.नं. 9 पैकी,10 पैकी,प्लॉट नं. 22 वरील न्यू जवाहर को. ऑप. ही. सो. लि.,सदनिका नं. 301,तिसरा मजला,ए विंग,क्षेत्रफळ 385 चौ.फु.(35.78 चौ.मी.)बिल्टअप( ( Survey Number : नवीन स. नं. 61 हि. नं. 9 पैकी व इतर : ) )
(5) क्षेत्रफळ	385 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 -एस. सुन्दरेसन - वय-68 पत्ता -प्लॉट नं. - , माळा नं. तिसरा मजला, इमारतीचे नाव न्यू जवाहर को. ऑप. ही. सो. लि. ए विंग, ब्लॉक नं 301, रोड नं. प दीनटयाळ क्रॉस रोड डॉबिवली प. महाराष्ट्र. THANE. पिन कोड -421202 पॅन नं -AXPPS6665M 2) नाव -एस उषा - वय-52 पत्ता -प्लॉट नं. - , माळा नं तिसरा मजला, इमारतीचे नाव न्यू जवाहर को ऑप ही सो लि ए विंग ब्लॉक नं 301, रोड नं दीनटयाळ क्रॉस रोड, डॉबिवली प. महाराष्ट्र, ठाणे. पिन कोड -421202 पॅन नं -AAZP3191H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -भक्ती मोहनीश घोटे वय-44 पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव प्रधान अपार्टमेंट, ब्लॉक नं. बी-101, रोड नं गोरगाव मुतुंड लिक रोड, मुतुंड प, महाराष्ट्र, मुम्बई. पिन कोड -400080 पॅन नं -CODPS2919P 2) नाव -मोहनीश नारायण घोटे वय-46 पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव प्रधान अपार्टमेंट ब्लॉक नं. बी-101, रोड नं गोरगाव मुतुंड लिक रोड, मुतुंड प, महाराष्ट्र, MUMBAI. पिन कोड -400080 पॅन नं -AMCPS0944B
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2019
(11) अनुक्रमांक खंड व पृष्ठ	543/2019
(12) बाजारभावाप्रमाणी मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणी नोंदणी शुल्क	30000
(14) शेर	
मुन्यांकनासाठी 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 **20th 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.



Since 1989

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

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## 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 **₹ 40,30,750.00 (Rupees Forty Lakhs Thirty Thousands Seven Hundred And Fifty 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: 2024.09.20 16:19:44 +05'30'

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



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