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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar**

Residential Flat No. 301, 3rd Floor, Building No 1, Wing - A, Vaidehi, "Purushottam Heights ",
Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State -
Maharashtra, Country - India.

Latitude Longitude : 19°9'36.8"N 73°13'56.2"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 :

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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Building No 1, Wing - A, Vaidehi, "Purushottam Heights", Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Shri. Ninad Shiram Pendharkar & Mrs. Dhanashree Ninad Pendharkar**.

Boundaries of the property

North : Building No. A-2
South : Internal Road
East : Road
West : Internal 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 **₹ 28,88,550.00 (Rupees Twenty Eight Lakhs Eighty Eight Thousands Five 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.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Regd. Office

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

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Residential Flat No. 301, 3rd Floor, Building No 1, Wing - A, Vaidehi, "Purushottam Heights ", Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, 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 05.10.2024 for Bank Loan Purpose.
1	Date of inspection	03.10.2024
3	Name of the owner / owners	Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar
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. 301, 3 rd Floor, Building No 1, Wing - A, Vaidehi, "Purushottam Heights ", Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India. Contact Person : Mrs. Dhanashree Ninad Pendharkar (Owner) Contact No. 8551880554
6	Location, Street, ward no	Village - Shirgaon, Badlapur (East) District - Thane
7	Survey / Plot No. of land	Village - Shirgaon New Survey No - 33 & 39
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	<p>Carpet Area in Sq. Ft. = 470.42 (Area as per Site measurement) Carpet Area in Sq. Ft. = 422.00 Balcony Area in Sq. Ft. = 48.00</p> <p>Carpet Area in Sq. Ft. = 490.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 588.00 (Carpet Area + 20%)</p> <p>All the above areas are 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</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Shirgaon, Badlapur (East) Taluka - Ambernath, District - Thane, Pin - PIN - 421 503
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?	Owner Occupied - Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar
	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 - Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,400.00 (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 flat in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (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, Dadar Branch to assess Fair Market Value as on 05.10.2024 for Residential Flat No. 301, 3rd Floor, Building No 1, Wing - A, Vaidehi, "**Purushottam Heights**", Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.6200 / 2014 Dated 18.06.2014 between Mr. Padmanabh Purushottam Apte(The Promoter) And Shri. Ninad Shriram Pendharkar & Mrs. Dhanashree Ninad Pendharkar(The Purchasers).
2)	Copy of Occupancy Certificate No.KBMC / NRV / 6610 / 2015 - 16 Dated 20.10.2015 issued by Kulgaon Badlapur Municipal Council.

Location

The said building is located at Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503. The property falls in Residential Zone. It is at a traveling distance 1.4 Km. from Badlapur Railway Station.

Building



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The building under reference is having Part Ground + Part Stilt + 7 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. 3rd Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 5th October 2024

The Carpet Area of the Residential Flat	:	490.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	588.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,70,000.00
Depreciation $\{(100 - 10) \times (9 / 60)\}$:	13.50%
Amount of depreciation	:	₹ 1,98,450.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,400/- per Sq. M. i.e. ₹ 4,868/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 48,430/- per Sq. M. i.e. ₹ 4,499/- per Sq. Ft.
Value of property as on 5th October 2024	:	490.00 Sq. Ft. X ₹ 6,300 = ₹30,87,000.00

(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 5th October 2024	:	₹ 30,87,000.00 - ₹ 1,98,450.00 = ₹ 28,88,550.00
Total Value of the property	:	₹28,88,550.00
The realizable value of the property	:	₹25,99,695.00
Distress value of the property	:	₹23,10,840.00
Insurable value of the property (588.00 X 2,500.00)	:	₹14,70,000.00
Guideline value of the property (588.00 X 4499.00)	:	₹26,45,412.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, Building No 1, Wing - A, Vaidehi, "Purushottam Heights ", Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India for this particular purpose at **₹ 28,88,550.00 (Rupees Twenty Eight Lakhs Eighty Eight Thousands Five Hundred And Fifty Only)** as on 5th October 2024



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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 **5th October 2024** is **₹ 28,88,550.00 (Rupees Twenty Eight Lakhs Eighty Eight Thousands Five 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.

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	:	Part Ground + Part Stilt + 7 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	:	2015 (As per occupancy certificate)
4	Estimated future life	:	51 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.



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Technical details**Main Building**

11	Finishing	:	Cement Plastering + POP Finish.
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	:	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	:	1Lift
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

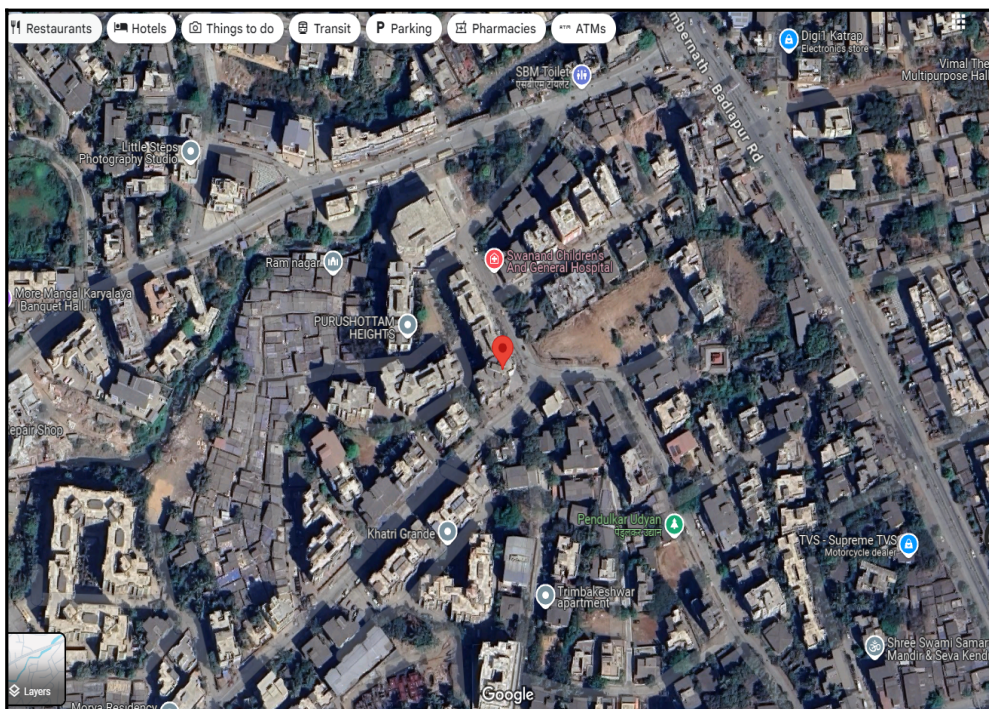
Actual Site Photographs



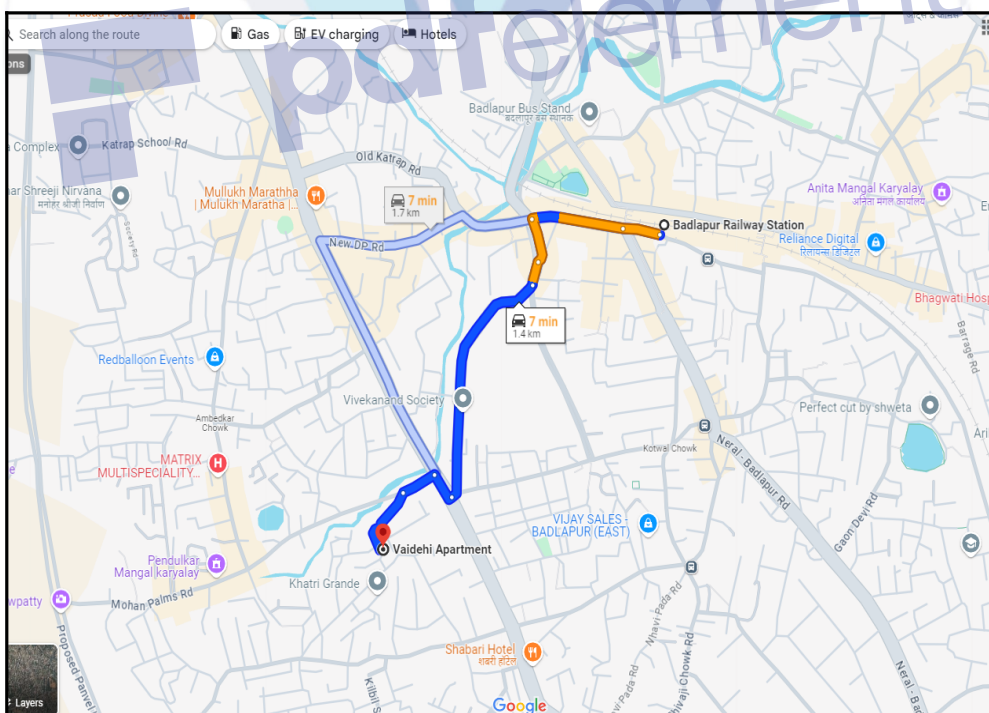
Actual Site Photographs



Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°9'36.8"N 73°13'56.2"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 1.4 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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
11/29-एफ2/(2ब) शिरगावातील वरील एफ 2(1) च्या पूर्व व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पुर्व हदद यामधील नकाशात दाखविल्याप्रमाणे मिळकती	8290	52400	58900 64700 58900	चौ मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	52400			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	52,400.00	Sq. Mtr.	4,868.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8290			
The difference between land rate and building rate(A-B=C)	44,110.00			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	48,430.00	Sq. Mtr.	4,499.00	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



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Price Indicators

Property	Purushottam Heights, Badlapur		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	423.00	507.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,437.00	₹4,531.00	-



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Menu



1 BHK Flat In Padmanabh Purushottam Heights Fo...
Aptewadi, Shirgaon, Badlapur East, Mumbai, Maharashtra, INDIA.

₹ 23 Lacs
Negotiable

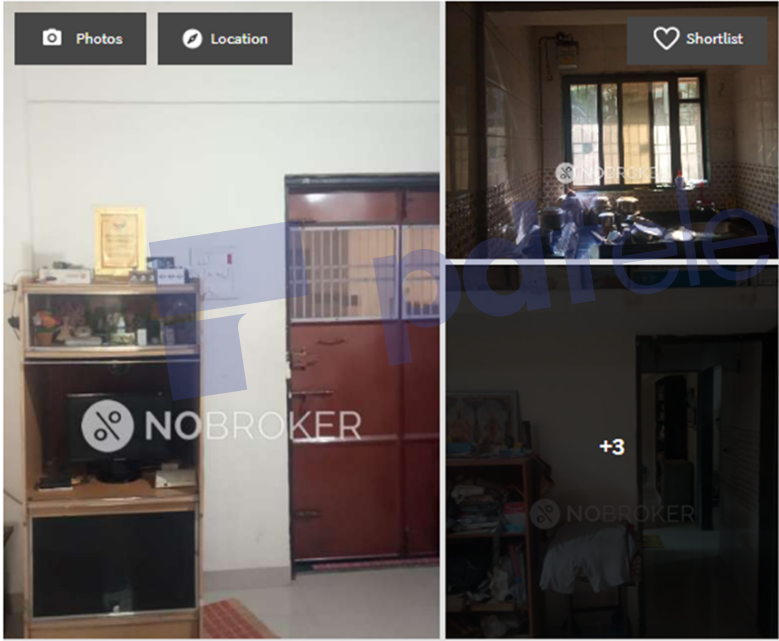
₹ 13,182/Month
Estimated EMI

610
Sq.Ft

Need Home Loan ?
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Home / Flats for Sale in Mumbai / Flats for Sale in Shirgaon / 1bhk Flat for Sale in Shirgaon / Property Details

Photos
Location



Shortlist

Request Photos

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

2
Balcony

Bike and Car
Parking

Jul 21, 2024
Posted On

Immediately
Possession

Padmanabh Purus...
Apartment

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: [Kimaya Hospital - Maternity And Surgical](#) [Vaishali Talkies / Theatre, Badlapur West](#) [Shabari Hotel](#)

[D Mart Badlapur](#)

Overview

<p>Age of Building 3-5 Years</p>	<p>Ownership Type Self Owned</p>
<p>Maintenance Charges ₹1.6 Per Sq.Ft/M</p>	<p>Flooring Vitrified Tiles</p>
<p>Builtup Area 610 Sq.Ft</p>	<p>Furnishing Status Semi Furnish Now</p>

Activity On This Property

21
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Property	Purushottam Heights, Badlapur		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	680.00	816.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,441.00	₹4,534.00	-

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Saved

Home / Thane / Badlapur East / Apartment for Sale in Badlapur East / 2 BHK Flat Last updated: Aug 30, 2024

2 BHK Flat

By PADMANABH DEVELOPERS

Purushottam Heights, Shirgaon, Badlapur East, Thane

₹37.0 L

EMI starts at ₹19.59 K

₹3.77 K/sq.ft

padfelement

Hall

Hall

Bedroom

+
8 more

980 sq.ft
Built Up Area

₹3.77 K/sq.ft
Avg. Price

5 Year Old
Age of property

Ready to move
Possession status

Lower !
of 7 floors

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A

Property Location

Purushottam Heights, Shirgaon, Badlapur East, Thane

Around This Property

School

Professional Academy
Science (JEE,NEET & CET),...

1 min

(0.5 km)

Hospital

Kimaya Hospital - Maternity
and Surgical

2 mins

(0.9 km)

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 120 MH2010 PTC201709

Price Indicators

Property	Aptewadi, Shirgaon, Badlapur		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,444.00	₹5,370.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

1 BHK Flat In Khatri Grande For Sale In 1...

Aptewadi, Shirgaon

Loan Verified

₹ 29 Lacs

Negotiable

₹ 16,621/Month

Estimated EMI

675

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Shirgaon / 1bhk Flat for Sale in Shirgaon / Property Details

Photos
Location

Shortlist

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

3

Balcony

Car

Parking

Jun 18, 2024

Posted On

Immediately

Possession

Khatri Grande

Apartment

Full

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: Kimaya Hospital - Maternity And Surgical Vaishali Talkies / Theatre, Badlapur West Shabari Hotel

D Mart Badlapur

Overview

<p> Age of Building 5-10 Years</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges ₹2.2 Per Sq.Ft/M</p>	<p> Flooring Vitrified Tiles</p>
<p> Builtup Area 675 Sq.Ft</p>	<p> Carpet Area 450 Sq.Ft</p>

Activity On This Property

8

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

Chat

Sale Instances

Property	Purushottam Heights, Badlapur		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	497.00	596.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,499.00	₹4,582.00	-

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 2703/2024

नोंदणी :

Regn:63m

गावाचे नाव : शिरगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2430000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2733000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे शिरगांव,सर्व्हे नं. 33/2 व 39/1,यावरील पुरूषोत्तम हाईट्स बिल्डींग नं. 4 ए पूर्वा को. ऑप. हौसिंग सोसायटी लिमिटेड मधील पूर्वा बिल्डींग,बिल्डींग नं. 4,ए विंग,दुसरा मजला,सदनिका क्र. ए-202,क्षेत्रफळ 497 चौ. फुट कारपेट.((Survey Number : 33/2 व 39/1 ;))
(5) क्षेत्रफळ	497 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:-उमेश बाळकृष्ण धुरे वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 9, त्रिमुर्ती चाळ, विकास मंडळ समोर, साई विहार, टी. पी. रोड, भांडुप पश्चिम, मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ALAPD9719Q 2): नाव:-श्रुतिका उमेश धुरे वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 9, त्रिमुर्ती चाळ, विकास मंडळ समोर, साई विहार, टी. पी. रोड, भांडुप पश्चिम, मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ALGPD2408L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश अंकुश शिंदे वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 204, दुसरा मजला, पूर्वा, पुरूषोत्तम हाईट्स, राम नगर, शिरगांव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-GNQPS7333H 2): नाव:-मोनिका महेश शिंदे वय:-19; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 204, दुसरा मजला, पूर्वा, पुरूषोत्तम हाईट्स, राम नगर, शिरगांव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-SBVPS7779Q
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/02/2024
(11) अनुक्रमांक,खंड व पृष्ठ	2703/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	164400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27400

Sale Instances

Property	Vastu Rachna, Shirgaon, Balapur		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	387.00	464.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,137.00	₹5,114.00	-

04/10/2024, 12:08		igr_13781	
1378178 04-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 13781/2024 नोंदणी : Regn:63m
गावाचे नाव : शिरगाव			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	2375000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2193000		
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे-शिरगांव,सर्व्हे नं. 69,हिस्सा नं. 9,एकुण क्षेत्रफळ 0हे 20आर 00प्रती,आकार 4रु 56पैसे.,यावरील वास्तु रचना मधील बी विंग,सहावा मजला,सदनिका क्र. 603,क्षेत्रफळ 30.102 चौ. मी. कारपेट + 6.129 चौ. मी. बाल्कनी((Survey Number : 69 ;))		
(5) क्षेत्रफळ	36.231 चौ.मीटर		
(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:-मे. गगनगिरी इन्फ्रा तर्फे भागीदार श्री. राजु लक्ष्मण कोकरे यांचे तर्फे कबुली जबाबासाठी कुलमुखत्यार श्री. राहुल तानाजी कोळेकर वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्व्हे नं. 69/9, भोसले नगर, शिरगांव, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे, , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAAYFG6372K 2): नाव:-मे. गगनगिरी इन्फ्रा तर्फे भागीदार श्री. चेतन नारायण गजरा यांचे तर्फे कबुली जबाबासाठी कुलमुखत्यार श्री. राहुल तानाजी कोळेकर वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्व्हे नं. 69/9, भोसले नगर, शिरगांव, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे, , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAAYFG6372K		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र रामप्रसाद यादव वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 6000563, वालीवली गाव, आरती शाळेच्या मागे, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे, , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AEHPY7064D 2): नाव:-संगिता देवेंद्रकुमार यादव वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 6000563, वालीवली गाव, आरती शाळेच्या मागे, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे, , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AIOPY4887D		
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13781/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	142500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23750		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th October 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 **₹ 28,88,550.00 (Rupees Twenty Eight Lakhs Eighty Eight Thousands Five Hundred And Fifty 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

