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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. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla**

Residential Flat No. 404, 4th Floor, Wing - A, "**Gajanan Apartment**", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421306, State - Maharashtra, India.

Latitude Longitude : 19°13'21.8"N 73°8'36.8"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - A, "**Gajanan Apartment**", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla**.

Boundaries of the property

North : Wing - B
South : Hanuman Nagar Road
East : Chawl / Parvati Apartment
West : Open Plot

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 **₹ 64,93,900.00 (Rupees Sixty Four Lakhs Ninety Three Thousands Nine Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Auth. Sign.



Encl.: Valuation report



Residential Flat No. 404, 4th Floor, Wing - A, "Gajanan Apartment", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, 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 21.10.2024 for Housing Loan Purpose.
1	Date of inspection	18.10.2024
3	Name of the owner / owners	Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla
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. 404, 4 th Floor, Wing - A, "Gajanan Apartment", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India. Contact Person : Smt. Sarita Shivshankar Shukla (Owner) Contact No. 8766520171
6	Location, Street, ward no	Shankar Pawshe Road Village - Katemanivli, District - Thane
7	Survey / Plot No. of land	Village - Katemanivli New Survey No - 45/8
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. = 735.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 629.00 Dry Balcony Area in Sq. Ft. = 13.00 Balcony Area in Sq. Ft. = 40.00 Terrace Area in Sq. Ft. = 53.00</p> <p>Carpet Area in Sq. Ft. = 707.00 (Area As Per Agreement for sale) Carpet Area in Sq. Ft. = 653.00 Open Terrace Area in Sq. Ft. = 54.00</p> <p>Built Up Area in Sq. Ft. = 848.40 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Katemanivli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 306
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	14,000.00 (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?	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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
	<u>Remark:</u> At the time of site visit internal renovation work is in progress.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 21.10.2024 for Residential Flat No. 404, 4th Floor, Wing - A, "**Gajanan Apartment**", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.6004/2016 Dated 23.09.2016 between M/s. Vinayak Construction(The Developers) And Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla(The purchaser).
2)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 2012 - 2013 / 247 / 346 Dated 24.02.2014 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Occupancy Certificate No.KDMC / NRV / CC / KV / OCC / 81 / 17 Dated 24.07.2017 issued by Kalyan Dombivli Municipal Corporation.
4)	Copy of Property Tax Bill No.168075 Dated 25.05.2018 And Shri. Shivshankar R. Shukla & Smt. Sarita Shivshankar Shukla(The purchaser) issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Property Tax Receipt No.667282 Dated 30.12.2019 issued by Kalyan Dombivli Municipal Corporation.



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6)	Copy of Previous Valuation Report Dated 03.11.2018 issued by Praksis Consultants & Valuers Pvt. Ltd..
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Location

The said building is located at Village - Katemanivli, Taluka - Kalyan, District - Thane, PIN Code - 421 306. The property falls in Residential Zone. It is at a traveling distance 3.6 Km from Kalyan Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 4 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 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Bathroom + WC + Passage + 2 Balcony. This Residential Flat is Internal renovation work under progress, Internal renovation work under progress, Internal renovation work under progress, Internal renovation work under progress etc.

Valuation as on 21st October 2024

The Carpet Area of the Residential Flat	:	707.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	848.40 Sq. Ft. X ₹ 2,500.00 = ₹ 21,21,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 2,22,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,900/- per Sq. M. i.e. ₹ 4,357/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 44,429/- per Sq. M. i.e. ₹ 4,128/- per Sq. Ft.
Value of property as on 21st October 2024	:	707.00 Sq. Ft. X ₹ 9,500 = ₹67,16,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 21st October 2024	:	₹ 67,16,500.00 - ₹ 2,22,600.00 = ₹ 64,93,900.00
Total Value of the property	:	₹ ₹ 64,93,900.00
The realizable value of the property	:	₹58,44,510.00
Distress value of the property	:	₹51,95,120.00
Insurable value of the property (848.40 X 2,500.00)	:	₹21,21,000.00



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Guideline value of the property (848.40 X 4128.00)	: ₹35,02,195.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing - A, "**Gajanan Apartment**", Saibaba Nagar, Shankar Pawshe Road, Village - Katemanivli, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India for this particular purpose at **₹ 64,93,900.00 (Rupees Sixty Four Lakhs Ninety Three Thousands Nine Hundred Only)** as on 21st October 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 **21st October 2024** is **₹ 64,93,900.00 (Rupees Sixty Four Lakhs Ninety Three Thousands Nine Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

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 + 4 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 th Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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

Technical details		Main Building								
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	: Internal renovation work under progress, Internal renovation work under progress, .								
10	Flooring	: Internal renovation work under progress.								
11	Finishing	: Internal Flat Renovation work was in progress.								
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.	: Internal renovation work under progress				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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	: 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								

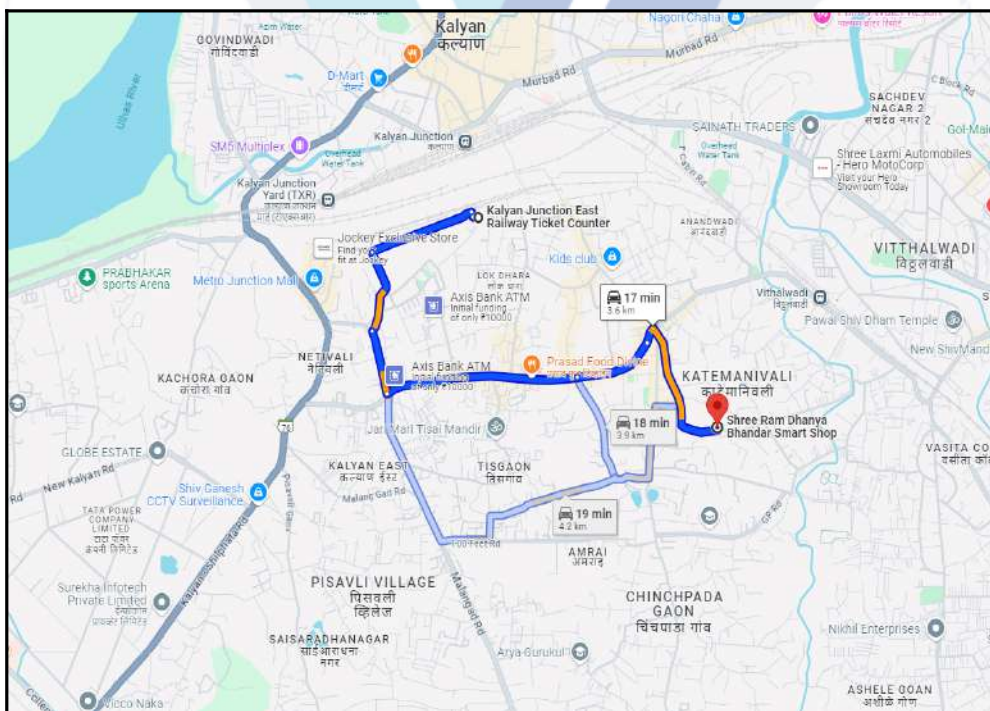
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°13'21.8"N 73°8'36.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 3.6 Km).

Ready Reckoner Rate



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

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विभाग**
महाराष्ट्र शासन



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Valuation For Urban Area

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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan [Help on Division](#)

District Name: ठाणे Taluka Name: करवाण Village/Zone Name: गावार्च नाव : काटेमनेवरी

Attribute: सच नंबर 45 SubZone Name: 20/74-वेभाग (15-अ.2) क

Mahapalika Area: Kalyan/Dombival Munc

Open Land	Residence	Office	Shop	Industry	Unit
11600	46900	54100	60700	54100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	46900			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	46,900.00	Sq. Mtr.	4,357.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11600			
The difference between land rate and building rate(A-B=C)	35,300.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	44,429.00	Sq. Mtr.	4,128.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	435.00	522.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,655.00	₹8,046.00	-

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Kalyan > Flats in Katemanivali > 1 BHK Flats in Katemanivali > 30 to 35 Lakh | Posted on Oct 14, 2024 | Ready to move

₹42 Lac @ 1,03,960 per sq.m. | **1BHK 2Baths**
 Flat/Apartment for Sale
 in Avighna Karan, Katemanivali, Kalyan

Estimated EMI ₹33,546 | [Contact Dealer FREE](#) | [Shortlist](#)

RERA STATUS: REGISTERED | Registration No: P51700010306 | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Society Reviews | Explore Locality

Property (11) | **Society (3)**

Area
Carpet area: 40.4 sq.m.

Configuration
1 Bedroom, 2 Bathrooms, 3 Balconies

Price
₹42 Lac
@ 1,03,960 per sq.m.

Address
Avighna Karan
Katemanivali, Kalyan

Floor Number
7th of 13 Floors

Facing
North-West

Property Age
0 to 1 Year Old

Places nearby
Katemanivali, Kalyan | [View All \(50\)](#)

- Saikrupa Hospital
- Gurudeo Maternity and Orthopaedic Home
- Chaitanya Nursing Home
- KDMC Korsewadi Municipal H

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	383.00	459.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,966.00	₹9,138.00	-

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Kalyan > Flats in Katemanivali > 1 BHK Flats in Katemanivali > 30 to 35 Lakh | Posted on Oct 08, 2024 | Ready to move

₹42 Lac @ 1,18,176 per sq.m. | **1BHK 2Baths** | Contact Dealer FREE

Estimated EMI ₹33,546 | Flat/Apartment for Sale | In Avighna Karan, Katemanivali, Kalyan | Shortlist

RERA STATUS REGISTERED | Registration No: P51700010306 | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Society Reviews | Explore Locality >

Property (8) | **Society (3)**

Area: Carpet area: 35.54 sq.m. | **Configuration**: 1 Bedroom, 2 Bathrooms, 3 Balconies

Price: ₹42 Lac @ 1,18,176 per sq.m. | **Address**: Avighna Karan, Katemanivali, Kalyan

Floor Number: 13th of 13 Floors | **Facing**: North-East

Overlooking: Park/Garden, Pool, Club, Main Road | **Property Age**: 0 to 1 Year Old

Places nearby (Katemanivali, Kalyan): Saikrupa Hospital, Gurudeo Maternity and Orthopaedic Home, Chaitanya Nursing Home, KDMC Kolsewadi Municipal H

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	395.00	474.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,656.00	₹6,380.00	-



1355770

05-05-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 13557/2022

नोंदणी :

Regn:63m

गावाचे नाव : काटेमानिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2066000
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉ.बिबलीइतर वर्णन : इतर माहिती: मौजे-काटेमानिवली येथील सर्वे नं. 45 हिस्सा नं. 8 यावरील गजानन अपार्टमेंट,ए -विंग मधील फ्लॉट नं. 202,दुसरा मजला,क्षेत्र 395 चौ. फुट कारपेट मालमत्ता क्र. डी05018480900((Survey Number : 45 ; HISSA NUMBER : 8 ;))
(5) क्षेत्रफळ	395 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:-सुनिल जॉर्ज - - वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. डी-5/402 विंध्यावासिनी को. ऑप. ही. सो. ली.,घरोंडा कन्स्ट्रक्सन,दिनकल अपार्टमेंट जवळ,काटेमानिवली,कल्याण पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-ALHPG2828C 2): नाव:-जॉन इलेन डोनाल्ड - - वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-5/402 विंध्यावासिनी को. ऑप. ही. सो. ली.,घरोंडा कन्स्ट्रक्सन,दिनकल अपार्टमेंट जवळ,काटेमानिवली,कल्याण पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-AEGPJ5618D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुराग अरविंद सिंह - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: न्यू अमर भरत सेवा मंडल,रूम नं.12 हरदेव भाई चाळ, साईनाथ नगर, घाटकोपर वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं.-GGAPS6046E 2): नाव:-सुशिला अरविंद सिंह - - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: न्यू अमर भरत सेवा मंडल,रूम नं.12 हरदेव भाई चाळ, साईनाथ नगर, घाटकोपर वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं.-CPLPS7685K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	13/12/2022
(11) अनुक्रमांक,खंड व पृष्ठ	13557/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(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.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	395.00	474.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,826.00	₹6,522.00	-



1282370
29-05-2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1
दस्त क्रमांक : 12823/2019
नोंदणी :
Regn.63m

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

गावाचे नाव : काटेमानिवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2889000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	1711518.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे काटेमानिवली ता. कल्याण जि. ठाणे येथील सर्वे नं. 45 हिस्सा नं. 8 या मिळकतीवरील गजानन अपार्टमेंट मधील सदनिका नं. 202,ए विंग,दुसरा मजला,क्षेत्र 395 चौ फुट(कारपेट) ((Survey Number : 45/8 ;))
(5) क्षेत्रफळ	395 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:-मिसर्स विनायक कन्स्ट्रक्शन तर्फे मालक सुरेन्द्रमनी डी. त्रिपाठी वय:-58 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ऑफीस पत्ता- गजानन अपार्टमेंट, साईबाबा नगर, शंकर पावशे रोड, काटेमानिवली, कल्याण पू., जि.ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAPPT2294Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल जॉर्ज . वय:-45; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.फ्लॅट नं.ए-8/201, दुसरा मजला, वैष्णवी पार्क, शंकर पावशे रोड, कैलाश नगर, काटेमानिवली, कल्याण पू., जि.ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ALHPPG2828C 2): नाव:-जॉन इलेन डीनाल्ड वय:-45; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.फ्लॅट नं.ए-8/201, दुसरा मजला, वैष्णवी पार्क, शंकर पावशे रोड, कैलाश नगर, काटेमानिवली, कल्याण पू., जि.ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-AEGPJ5618D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2019
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	12823/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	173400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28900
(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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 **₹ 64,93,900.00 (Rupees Sixty Four Lakhs Ninety Three Thousands Nine Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

