

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Anand Keshavji Vithlani**

Residential Flat No. 306, 3rd Floor, Wing - E, "**Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd.**",
Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka -
Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°16'1.5"N 73°7'34.4"E

Intended User:

**Cosmos Bank
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 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

🌐 www.vastukala.co.in



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Thane/10/2024/011837/2308798

24/14-338-PSRJ

Date: 24.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 306, 3rd Floor, Wing - E, "**Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd.**", Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Anand Keshavji Vithlani.**

Boundaries of the property

North : Open Plot
South : Internal Road
East : F - Wing
West : Garden

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 **₹ 24,42,600.00 (Rupees Twenty Four Lakhs Forty Two Thousands Six 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.24 15:03:11 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 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

www.vastukala.co.in

Residential Flat No. 306, 3rd Floor, Wing - E, "**Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd.**", Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, 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 24.10.2024 for Housing Loan Purpose.
1	Date of inspection	17.10.2024
3	Name of the owner / owners	Mr. Anand Keshavji Vithlani
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 306, 3 rd Floor, Wing - E, " Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd. ", Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India. Contact Person : Mr. Anand Keshavji Vithlani - Owner / Person Meets at site - Mrs. Dhanshri Mahajan (Neighbor) Contact No. 9322205363
6	Location, Street, ward no	Adharwadi Jail Road Village - Umbarde, District - Thane
7	Survey / Plot No. of land	Village - Umbarde New Survey No - 120/3
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 288.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 295.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 354.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Umbarde, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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?	Tenant Occupied - Mrs. Raksha Lodha
	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 KDMC norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Raksha Lodha
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	5,500.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
26	SALES		
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (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, Dombivali (East) Branch to assess Fair Market Value as on 24.10.2024 for Residential Flat No. 306, 3rd Floor, Wing - E, "**Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd.**", Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Anand Keshavji Vithlani**.

We are in receipt of the following documents:

1)	Copy of Sale Deed No.8555/2020 Dated 29.10.2020 between Mr. Ranjit Gulabsing Thakur(The Transferor) And Mr. Anand Keshavji Vithlani(The transferee).
2)	Copy of Commencement Certificate No.KDMC / NRV / BP / KV / 508 - 222 Dated 07.01.2005 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Occupancy Certificate No.KDMC / NRV / 5333 Dated 29.03.2008 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Umbarde, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 4.2 Km from Kalyan Railway Station.

Building

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 6 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 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, Open plumbing with C.P. fittings. Casing Capping wiringetc.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation as on 24th October 2024

The Carpet Area of the Residential Flat	:	295.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	354.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,85,000.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 2,12,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,200/- per Sq. M. i.e. ₹ 5,128/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 48,560/- per Sq. M. i.e. ₹ 4,511/- per Sq. Ft.
Value of property as on 24th October 2024	:	295.00 Sq. Ft. X ₹ 9,000 = ₹ 26,55,000.00

(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 24th October 2024	:	₹ 26,55,000.00 - ₹ 2,12,400.00 = ₹ 24,42,600.00
Total Value of the property	:	₹ 24,42,600.00
The realizable value of the property	:	₹ 21,98,340.00
Distress value of the property	:	₹ 19,54,080.00
Insurable value of the property (354.00 X 2,500.00)	:	₹ 8,85,000.00
Guideline value of the property (354.00 X 4511.00)	:	₹ 15,96,894.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 306, 3rd Floor, Wing - E, "Mangeshi Park Phase - II Co.-Op. Hsg. Soc. Ltd.", Mangeshi Park Complex, Near Mutha College, Adharwadi Jail Road, Village - Umbarde, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 24,42,600.00 (Rupees Twenty Four Lakhs Forty Two Thousands Six Hundred Only)** as on 24th 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 **24th October 2024** is **₹ 24,42,600.00 (Rupees Twenty Four Lakhs Forty Two Thousands Six 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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	:	Ground + 3 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	:	2008 (As per occupancy certificate)
4	Estimated future life	:	44 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.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Since 1989

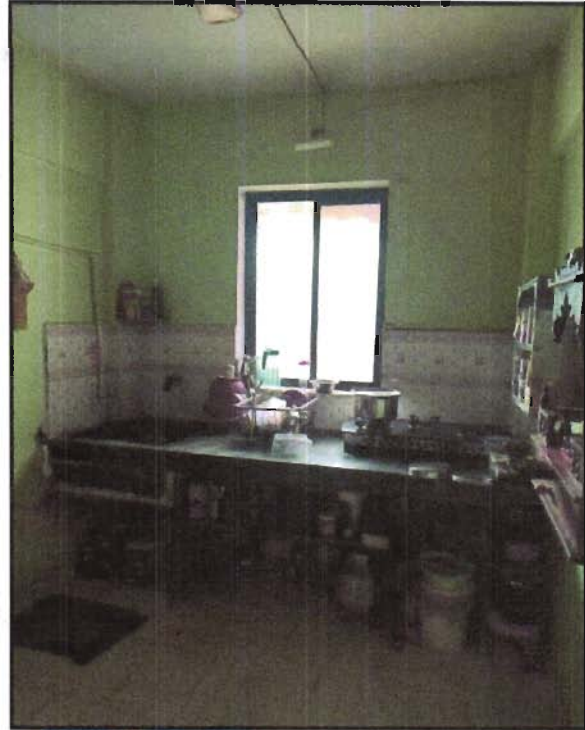
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Technical details		Main Building										
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.	: Open plumbing with C.P. fittings. Casing Capping wiring						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/ Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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. columnn with B. B. masonry wall										
18	No. of lifts and capacity	: Not Provided										
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



सर्वांनी लक्ष घ्या - को. जेव्हा ही बांधणी
होई ती बांधणी करणारे, बांधणे ही बांधणी

१ - विद्युत्

क्र. सं.	विवरण	क्र. सं.	विवरण
१०१ - को. जेव्हा ही बांधणी	१०१ - को. जेव्हा ही बांधणी	१०१ - को. जेव्हा ही बांधणी	१०१ - को. जेव्हा ही बांधणी
१०२ - को. जेव्हा ही बांधणी	१०२ - को. जेव्हा ही बांधणी	१०२ - को. जेव्हा ही बांधणी	१०२ - को. जेव्हा ही बांधणी
१०३ - को. जेव्हा ही बांधणी	१०३ - को. जेव्हा ही बांधणी	१०३ - को. जेव्हा ही बांधणी	१०३ - को. जेव्हा ही बांधणी
१०४ - को. जेव्हा ही बांधणी	१०४ - को. जेव्हा ही बांधणी	१०४ - को. जेव्हा ही बांधणी	१०४ - को. जेव्हा ही बांधणी
१०५ - को. जेव्हा ही बांधणी	१०५ - को. जेव्हा ही बांधणी	१०५ - को. जेव्हा ही बांधणी	१०५ - को. जेव्हा ही बांधणी
१०६ - को. जेव्हा ही बांधणी	१०६ - को. जेव्हा ही बांधणी	१०६ - को. जेव्हा ही बांधणी	१०६ - को. जेव्हा ही बांधणी
१०७ - को. जेव्हा ही बांधणी	१०७ - को. जेव्हा ही बांधणी	१०७ - को. जेव्हा ही बांधणी	१०७ - को. जेव्हा ही बांधणी
१०८ - को. जेव्हा ही बांधणी	१०८ - को. जेव्हा ही बांधणी	१०८ - को. जेव्हा ही बांधणी	१०८ - को. जेव्हा ही बांधणी
१०९ - को. जेव्हा ही बांधणी	१०९ - को. जेव्हा ही बांधणी	१०९ - को. जेव्हा ही बांधणी	१०९ - को. जेव्हा ही बांधणी
११० - को. जेव्हा ही बांधणी	११० - को. जेव्हा ही बांधणी	११० - को. जेव्हा ही बांधणी	११० - को. जेव्हा ही बांधणी



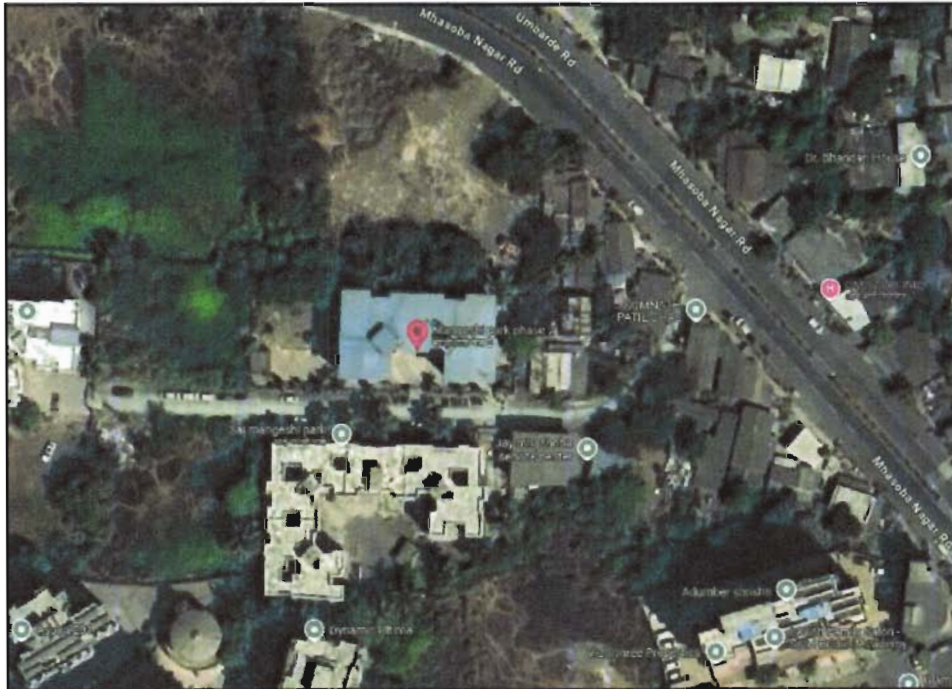
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

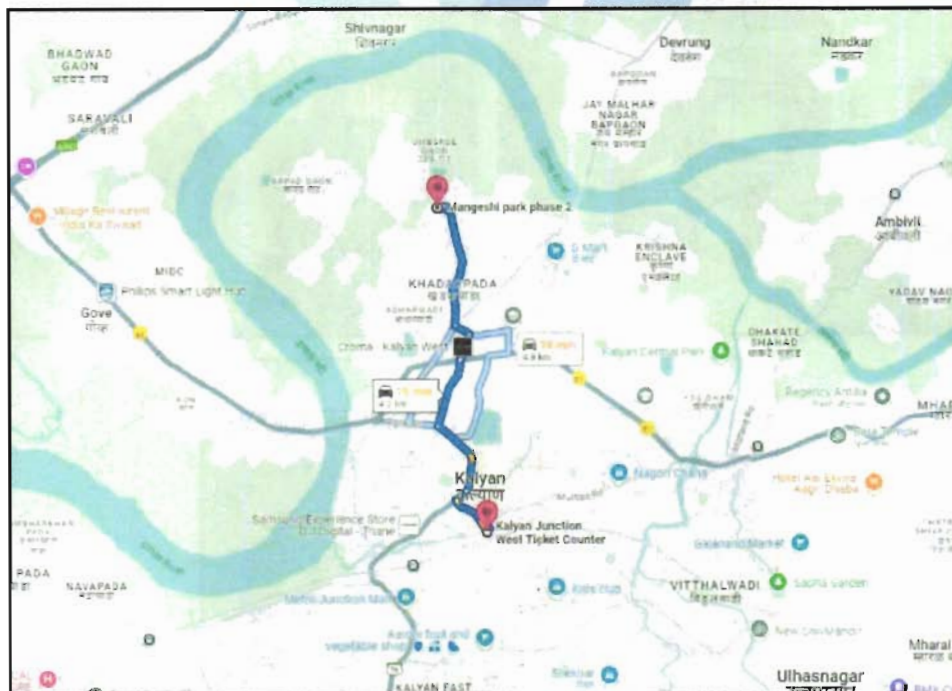
An ISO 9001 : 2015 Certified Company



Route Map of the property



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



Longitude Latitude: 19°16'1.5"N 73°7'34.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 4.2 Km).

Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	55200			
Decrease by 15% on Flat Located on 3 rd Floor	8280			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	46,920.00	Sq. Mtr.	4,359.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	13700			
The difference between land rate and building rate(A-B=C)	33,220.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	48,560.00	Sq. Mtr.	4,511.00	Sq. Ft.

Building not having lift

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

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

Depreciation Percentage Table

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	419.00	502.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,501.00	₹8,751.00	-

The screenshot shows a real estate listing on the 'square yards' website. The listing is for a '1 Bedroom 419 Sq.Ft. Apartment in Kalyan West Thane' with Listing ID #7249713. The price is listed as ₹44 L. Key features include 1 Bedroom, Furnished, 1 Bathroom, 419 Sq Ft (Carpet Area), Road View, and 2nd Floor out of 7 Floors. A 'Recent Registered Sale' is shown at ₹36 L for 419 Sq Ft. The listing includes a photo gallery, a map, and a 'Valuation Report' section. The report shows an estimated market value of ₹1099-2999, along with rental and government values. There are also sections for 'Save Extra with 2 offers' and 'Home Loan Offer' from ICICI, SBI, HDFC, and 5 other banks, with a maximum saving of ₹15,000 on home loan processing fees.



Since 1989

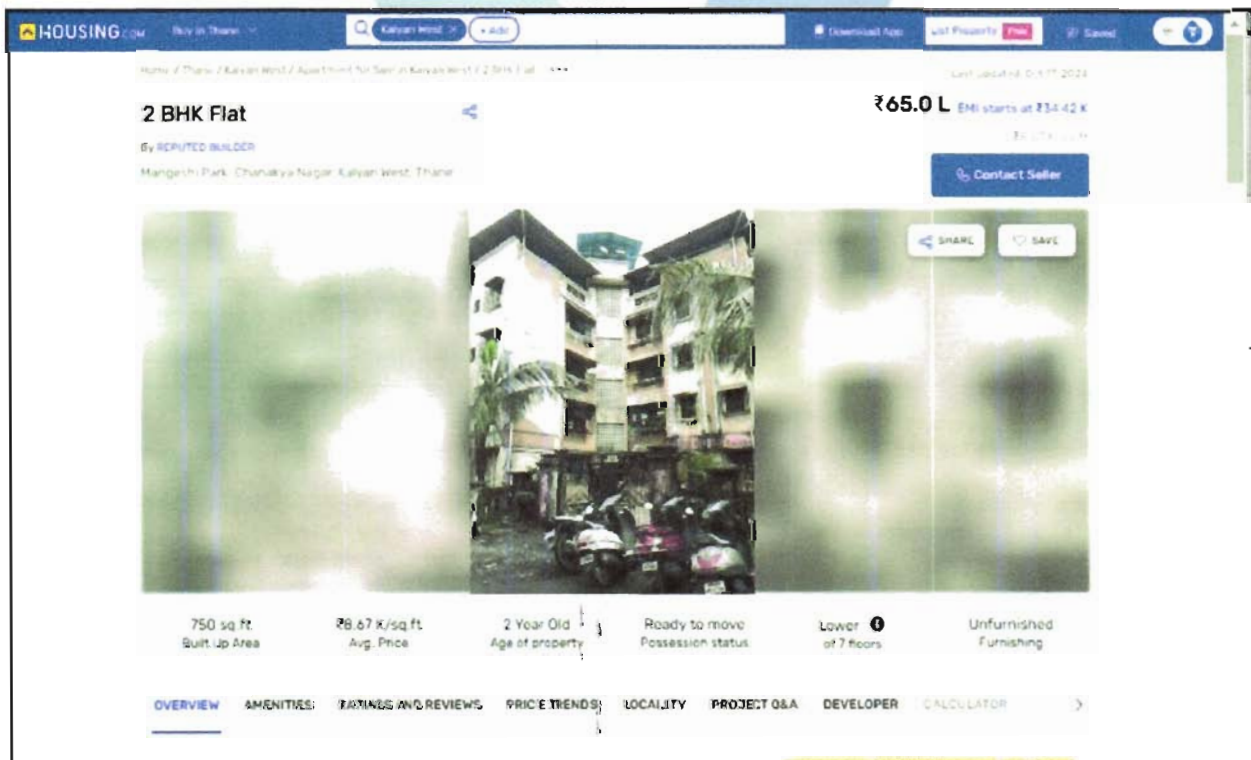
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Residential Flat		
Source	Housing,Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	625.00	750.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹10,400.00	₹8,667.00	-



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	295.00	354.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,458.00	₹6,215.00	-

1334571 12-07-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक: 13345/2024 नोंदणी : Regn 63m
गावाचे नाव: उंबर्डे		
(1) दिलेखाचा प्रकार	करारनामा	
(2) मोजकदल	2200000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1664200	
(4) भू-मापन पोटहिस्ता व धरकमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोबिवलीइतर वर्णन : इतर माहिती. मोजे उंबर्डे येथील स नं 120 हि नं 3 वरील मंगेशी पार्क फ्लॅट 2 को ऑप.हौसिंग सोसायटी लि. मधील दुसरा मजला सदनाका नं 206,ई विंग क्षेत्र 295 चौ फुट कारपेट((Survey Number : 120/3 ;))	
(5) क्षेत्रफळ	295 चौ फुट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -संदीप अनंत चिंगळे - - वय-53 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: रूम नं ९ शांता विहार चाळ,शिबदर्थन. नारदास नगर, पराग ज्योतिष कायालय जवळ, टी पी रोड भांडुप, खोर्क नं. - रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं.- AFGPC7922L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -मनोहर दिठुल मोळावडे - - वय-43, पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: रूम नं २०१, ए विंग, साई मंगेशी पार्क आधारवाडी जेल रोड, उंबर्डे गाव कल्याण वॅस्ट, खोर्क नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-AQVPM9972A 2) नाव -स्वागता मनोहर मोळावडे - - वय-36, पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: रूम नं २०१, ए विंग, साई मंगेशी पार्क, आधारवाडी जेल रोड, उंबर्डे गाव कल्याण वॅस्ट, खोर्क नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BHJPM7164C	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/06/2024	
(11)अनुक्रमांक खंड व पृष्ठ	13345/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	154000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14)घेरा		
मुल्यांकनासाठी विचारत 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	270.00	324.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,519.00	₹6,265.00	-

1990671

02-02-2024

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

सूची क्र.2

दुय्यम निबंधक सह दु.नि कल्याण 2

दस्त क्रमांक 19906/2023

नोंदणी

Regn 63m

गावाचे नाव: उंबर्डे

(1) विलेखाचा प्रकार	करारनामा
(2) मॉडदला	2030000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1800624
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,कल्याण-डोंबिवलीइतर घर्षण . इतर माहिती . इतर माहिती, मोजे-उंबर्डे,तालुका कल्याण,तालुका कल्याण,जिल्हा ठाणे येथील सर्व्हे नं.120 हिस्सा नं. 3 यावरील साई मंगेशी पार्क को ऑप होसिंग सोसा लि. ए विंग मधील सदनिका नं. 002 तळ,मजला सदनिकेचे क्षेत्र 270 चौरस फुट कार्पेट. मालमता नं. बी08012847000.((Survey Number : 120/3 ;))
(5) क्षेत्रफळ	270 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असलेले तेंका.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या घटककाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -राजेंद्र बाबुराव घाटीस . - उय-48, पत्ता -पौट नं . , माळा नं . , इमारतीचे नाव ए/602, मंगेशी पार्क को ऑप होसिंग सोसा लि उंबर्डे रोड, मुभा कॉलेज समोर, कल्याण पश्चिम, तालुका कल्याण, जिल्हा ठाणे . ब्लॉक नं . , रोड नं . , पिन कोड -421301 पॅन नं. ALLPP2518A
(8) दस्तऐवज करून घेणा-या घटककाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मुरलीधर गोपाल महाले . - उय-50, पत्ता -पौट नं . , माळा नं . , इमारतीचे नाव रुपम नं 3, शिवदर्शन सोसायटी, चाणक्य नगर, जेल रोड, आधरवाडी जेल रोड, कल्याण पश्चिम, तालुका कल्याण, जिल्हा ठाणे, ब्लॉक नं . , रोड नं . , पिन कोड -421301 पॅन नं. AWEPM6324R
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19906/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	142100
(13) बाजारभावप्रमाणे नोंदणी शुल्क	20300
(14) शीरा	
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 **24th 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 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.

An ISO 9001 : 2015 Certified Company



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 **₹ 24,42,600.00 (Rupees Twenty Four Lakhs Forty Two Thousands Six Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN. cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.24 15:03:33 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

