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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani**

Residential Flat No. 1506, 15th Floor, Building No 4, "**Riverview Classic**", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°15'57.9"N 73°8'12.6"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
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1506, 15th Floor, Building No 4, "**Riverview Classic**", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani**.

Boundaries of the property

North	: Road
South	: Building No 5, Riverview Classic
East	: Royce Paradise Building
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 **₹ 46,31,000.00 (Rupees Forty Six Lakhs Thirty One Thousands 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



Residential Flat No. 1506, 15th Floor, Building No 4, "Riverview Classic", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, 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 07.11.2024 for Housing Loan Purpose.
1	Date of inspection	05.11.2024
3	Name of the owner / owners	Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani
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. 1506, 15 th Floor, Building No 4, "Riverview Classic", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India. Contact Person : Mr. Mohan P. Tekwani (Owner) Contact No. 9967944566
6	Location, Street, ward no	Kalyan Sape Road Village - Kolivali, District - Thane
7	Survey / Plot No. of land	Village - Kolivali New Survey No - 28/1, 28/2, 28/3, 28/4/1, 28/4/2, 28/4/3, 28/4/4, 28/4/5/1, 28/5, 27/5 & 27/3/3
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	<p>Carpet Area in Sq. Ft. = 433.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 379.00 Balcony Area in Sq. Ft. = 35.00 Dry Balcony Area in Sq. Ft. = 19.00</p> <p>Carpet Area in Sq. Ft. = 421.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 463.10 (Carpet Area + 10%) Carpet Area in Sq. Ft. = 386.00 Patio Area in Sq. Ft. = 35.00</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kolivali, 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 - Mr. Santosh Rakh / Rented Since – 2 Year
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Santosh Rakh / Rented Since – 2 Year
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000.00 Present 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 – 2022 (As Per Part 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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 07.11.2024 for Residential Flat No. 1506, 15th Floor, Building No 4, "**Riverview Classic**", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.21249/2022 Dated 16.09.2022 between M/s. Rutu Builders(The Developers) And Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani(The purchaser).
2)	Copy of RERA Certificate No.P51700017199 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Amended Commencement Certificate No.KDMC / NRV /BP / KV / 2013 - 2014 / 54 Dated 17.04.2018 issued by Kalyan Dombivli Municipal Corporation (As Download from RERA Site).
4)	Copy of Part Occupancy Certificate No.KDMC / NRV /CC / KV / 35 Dated 13.04.2022 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Possession Letter Dated 07.10.2022 issued by Rutu Builders.



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Location

The said building is located at Village - Kolivali, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 5 Km from Kalyan Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 15 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. 15th Floor is having 11 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 15th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + 2 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 7th November 2024

The Carpet Area of the Residential Flat	:	421.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	463.10 Sq. Ft. X ₹ 2,800.00 = ₹ 12,96,680.00
Depreciation $\{(100 -) \times (2 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,880/- per Sq. M. i.e. ₹ 6,213/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	421.00 Sq. Ft. X ₹ 11,000 = ₹46,31,000
Total Value of property as on 7th November 2024	:	₹46,31,000.00

(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 7th November 2024	:	₹ 46,31,000.00 - ₹ 0.00 = ₹ 46,31,000.00
Total Value of the property	:	₹ 46,31,000.00
The realizable value of the property	:	₹41,67,900.00
Distress value of the property	:	₹37,04,800.00
Insurable value of the property (463.10 X 2,800.00)	:	₹12,96,680.00
Guideline value of the property (463.10 X 6213.00)	:	₹28,77,240.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1506, 15th Floor, Building No 4, "**Riverview Classic**", Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 46,31,000.00 (Rupees Forty Six Lakhs Thirty One Thousands Only)** as on 7th November 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 **7th November 2024** is **₹ 46,31,000.00 (Rupees Forty Six Lakhs Thirty One Thousands 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 + 15 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 15 th Floor
3	Year of construction	:	2022 (As Per Part Occupancy Certificate)
4	Estimated future life	:	58 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.



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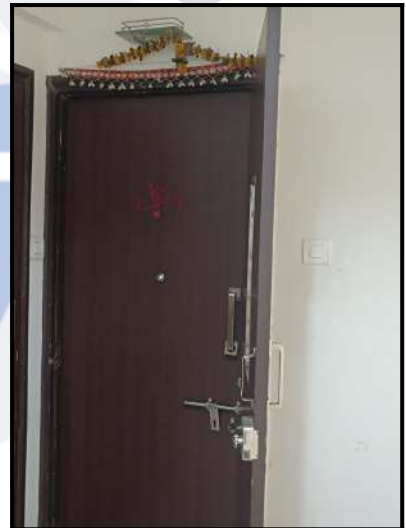
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Technical details		Main Building								
8	Partitions	: 6" Thk. Brick Masonry.								
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering + POP Finish.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations	: As per Requirement								
	<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	
(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	: 3 Lifts								
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



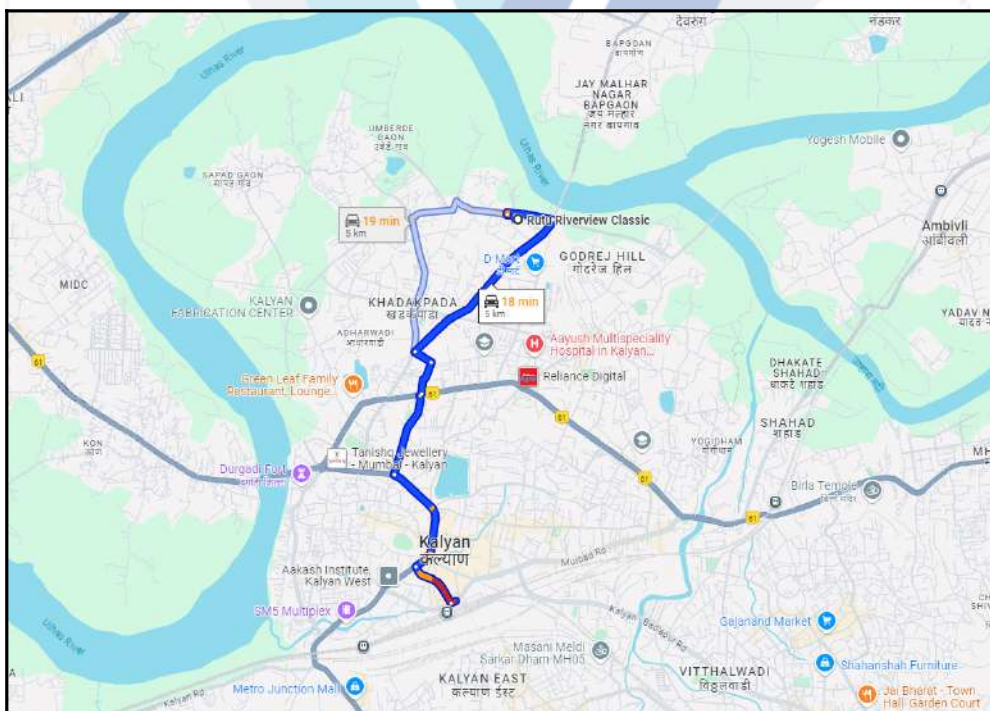
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°15'57.9"N 73°8'12.6"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 5 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)

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[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
19/64-विभाग.8ब कोलीवली या गावातील सर्व मिळकती	15000	60800	69600	76000	69600	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	60800			
Increase by 10% on Flat Located on 15 th Floor	6080			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	66,880.00	Sq. Mtr.	6,213.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	15000			
The difference between land rate and building rate(A-B=C)	51,880.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	66,880.00	Sq. Mtr.	6,213.00	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
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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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	536.00	589.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,873.00	₹11,703.00	-



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2 BHK Flat In Rutu Riverview Classic For S...
Building no. 6, Gandhari, Chanakya Nagar, near Agarwal ...

Loan Verified

₹ 69 Lacs
Negotiable



₹ 39,546/Month
Estimated EMI

895
Sq.Ft

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Photos
Location

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

3
Balcony

None
Parking

Aug 27, 2024
Posted On

Immediately
Possession

Rutu Riverview Clas...
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: [HDFC Bank](#) [Madhav Shristi](#) [Balaji Ent And Eye Hospital](#) [SMS Multiplex](#) [Lok Dhara Phase 2 Garden](#)

Overview

Age of Building: 5-10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹2.7 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 895 Sq.Ft	Carpet Area: 536 Sq.Ft
Furnishing Status: Fully Furnished	Facing: East
Floor: 6/15	Parking: None
Gated Security: Yes	

Activity On This Property


66
Unique Views

1
Shortlists


0
Contacted

Powered By: NBEstimate

Similar Properties



2 BHK Flat In Rutu Rive...
km agrawal college
Within 5 km
Price Builtup Area




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	651.00	716.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,521.00	₹10,473.00	-

Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾

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Rent
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Home > Property in Thane > Flats in Thane > Flats in Kalyan West > 2 BHK Flats in Kalyan West > 2 Bedroom 651 Sq.Ft. Apartment in Kalyan West T...

69 Views
Compare

13 Photos
Map

Rakesh Shukla

Rutu Riverview Classic

2 Bedroom 651 Sq.Ft. Apartment in Kalyan West Thane

Listing ID #6346205

₹ 75 L

- 2 Bedrooms
- Semi-Furnished
- 2 Bathroom
- 651 Sq.Ft. (Carpet Area)
- 8th Floor out of 15 Floors

Recent Registered Sale ● Sep 2024 ₹ 64 L 807 Sq.ft

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Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

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Overview
Furnishing
Amenities
Agent Overview
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Data Intelligence
Commute Time
Kalyan West Reviews

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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	674.00	741.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,644.00	₹8,767.00	-



295471 04-05-2024 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 : 2954/2022 नोंदणी : Regn:63m
गावाचे नाव : कोलिबली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4420000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉ.बिवलीइतर वर्णन : , इतर माहिती: मौजे कोलिबली सर्वे नंबर 24/6/2 पै,24/6/2 पै,24/11,24/12,25/3,25/5,25/6,25/9,25/13,29/2 या वरील ऋतू रिक्टर साइड इस्टेट बिल्डिंग नं. 3 बी को ऑप हौसिंग सोसायटी मधील विंग बी-3,सदनिका नंबर 701 सातवा मजला क्षेत्र 674 चौ फूट कार्पेट((Survey Number : 24/6/2pt, 24/6/2 pt, 24/11, 24/12, 25/3, 25/5, 25/6, 25/9, 25/13, 29/2 ;))	
(5) क्षेत्रफळ	674 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:-लक्ष्मी हिरदानी - वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऋतू रिक्टर साइड इस्टेट बिल्डिंग नं. ३ बी को ऑप हौसिंग सोसायटी गांधारी रोड कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AACPH8591H 2): नाव:-महेश कलाचंद चंचलानी . वय:-64 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ऋतू रिक्टर साइड इस्टेट बिल्डिंग नं. ३ बी को ऑप हौसिंग सोसायटी गांधारी रोड कल्याण , ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AARPC9770E 3): नाव:-जतिन महेश चंचलानी - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऋतू रिक्टर साइड इस्टेट बिल्डिंग नं. ३ बी को ऑप हौसिंग सोसायटी गांधारी रोड कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANDPC1552B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयश्री बाळकृष्ण कापडणे . वय:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पंचधारा सोसायटी आग्रा रोड कल्याण , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACPPK7001G 2): नाव:-बाळकृष्ण पुरुषोत्तम कापडणे - वय:-66; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पंचधारा सोसायटी आग्रा रोड कल्याण , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ADMPK3931B	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	2954/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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	674.00	741.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,347.00	₹8,497.00	-



980571

29-05-2024

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 : 9805/2019

नोंदणी :

Regn:63m

गावाचे नाव : कोलिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4313000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे कोलिवली तालुका कल्याण येथील सर्वे नं. 24/6/2, 24/11, 24/12, 25/3, 25/5, 25/9, 25/13, 29/2, यावरील "रुतु रिक्टर साईड इस्टेट फेज-1" बिल्डिंग नं. 3, ए-विंग " सी " रुतु रिक्टर साईड इस्टेट बिल्डिंग नं. 3-ए कॉ -ऑप. हौसिंग सोसायटी लिमिटेड " मधील सदनिका नं. 1006, दहावा मजला, क्षेत्र - 75.16 चौरस मीटर बांधीव. म्हणजेच 674 चौरस फूट कार्पेट सोबत एक स्टील कार पार्किंग - पार्किंग नं.- 28 - बी-विंग(बिल्डिंग नं.3 बी-विंग मधील पार्किंग)((Survey Number : 24/6/2, 24/11, 24/12, 25/3, 25/5, 25/6, 25/9, 25/13, 29/2, ; HISSA NUMBER : 24/6/2 ;))
(5) क्षेत्रफळ	75.16 चौ.मीटर
(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:-महेंद्र जनार्दन लवाटे - - वय:-55 पत्ता:-प्लॉट नं: 1006, माळा नं: 10, इमारतीचे नाव: ए-विंग, बिलडींग नं.3 ऋतु रिक्टर साईड इस्टेट फेस-1, ब्लॉक नं: कल्याण वॅस्ट, रोड नं: अग्रवाल कॉलेज रोड, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAFP7236A 2): नाव:-सुप्रिया महेंद्र लवाटे - - वय:-50 पत्ता:-प्लॉट नं: 1006, माळा नं: 10, इमारतीचे नाव: ए-विंग, बिलडींग नं.3 ऋतु रिक्टर साईड इस्टेट फेस-1, ब्लॉक नं: कल्याण वॅस्ट, रोड नं: अग्रवाल कॉलेज रोड, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAGPL7202D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण दत्तात्रय तळेकर - - वय:-47; पत्ता:-प्लॉट नं: बी-312/8, माळा नं: ग्राउंड, इमारतीचे नाव: गव्हर्नमेंट कॉलनी, नियर इंग्लीश स्कुल बांदरा ईस्ट, ब्लॉक नं: मुंबई, रोड नं: बांदरा ईस्ट, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AFXPT5079C 2): नाव:-मनीषा प्रवीण तळेकर - - वय:-36; पत्ता:-प्लॉट नं: बी-312/8, माळा नं: ग्राउंड, इमारतीचे नाव: गव्हर्नमेंट कॉलनी, नियर इंग्लीश स्कुल बांदरा ईस्ट, ब्लॉक नं: मुंबई, रोड नं: बांदरा ईस्ट, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AQPPB7742K
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	09/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9805/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
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 **7th November 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 **₹ 46,31,000.00 (Rupees Forty Six Lakhs Thirty One Thousands 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

