

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)**

Residential Flat No. 304, 3rd Floor, "**Shiv Krupa Co-Op. Hsg. Soc. Ltd.**", Plot No. 20, 22 & 24,
Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201,
State - Maharashtra, Country - India.

Latitude Longitude : 19°12'23.0"N 73°5'37.6"E

Intended User:

Cosmos Bank
APMC Vashi Branch

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, "Shiv Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 20, 22 & 24, Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)**.

Boundaries of the property

North : By Nala
South : Internal Road
East : Residential 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 **₹ 44,15,725.00 (Rupees Forty Four Lakhs Fifteen Thousands Seven Hundred And Twenty Five 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/87/2022-23

Encl.: Valuation report



Our Pan India Presence at :



- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- 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

Residential Flat No. 304, 3rd Floor, "Shiv Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 20, 22 & 24, Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 18.11.2024 for Housing Loan Purpose.
1	Date of inspection	13.11.2024
3	Name of the owner / owners	Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)
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. 304, 3 rd Floor, "Shiv Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 20, 22 & 24, Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India. Contact Person : Mrs. Ajbai Kataria (Owner's Mother) Contact No. 8169844044
6	Location, Street, ward no	Village - Gajbandhan Patharli, Dombivali (East) District - Thane
7	Survey / Plot No. of land	Village - Gajbandhan Patharli, Plot No - 20, 22 & 24 New Survey No - 84/2(Part)
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. = 518.01 (Area as per Site measurement) Carpet Area in Sq. Ft. = 444.00 Cupboard Area in Sq. Ft. = 27.00 Balcony Area in Sq. Ft. = 47.00 Built Up Area in Sq. Ft. = 700.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 621.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Gajbandhan Patharli, Dombivali (East) Taluka - Kalyan, District - Thane, Pin - PIN - 421 201
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	9,900.00 (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 – 2009 (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: The loading between Measured Carpet area to Built up area mentioned in the Agreement is 49%. We have considered measured Carpet Area for the purpose of valuation.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 18.11.2024 for Residential Flat No. 304, 3rd Floor, "Shiv Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 20, 22 & 24, Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3269 / 2008 Dated 25.05.2008 between M/s. Adarsh Enterprises (The Promoter) And Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)(The Purchasers).
2)	Copy of Building Completion Certificate No.KDMC / NRV / CC / DV / 202 Dated 04.07.2009 issued by Kalyan Dombivli Mahanagarpalika.
3)	Copy of Commencement Certificate No.KDMC / NRV / BP / DV / 578 / 191 Dated 11.12.2006 issued by Kalyan Dombivli Mahanagarpalika.
4)	Copy of Society Share Certificate No.12 Dated 13.09.2024 And Shri. Suresh Premji Kataria (Bhanushali) & Smt. Savita Suresh Kataria (Bhanushali)(The Purchasers) issued by Shiv Krupa Co-Op. Hsg. Soc. Ltd.

Location

The said building is located at bearing Plot No - 20, 22 & 24 inVillage - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201. The property falls in Residential Zone. It is at a traveling distance 2.1 Km. from Dombivali Railway Station.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Building

The building under reference is having Stilt + 6 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 4 Residential Flat. The building is having 1 lift.

Residential Flat:

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

Valuation as on 18th November 2024

The Carpet Area of the Residential Flat	:	518.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	569.81 Sq. Ft. X ₹ 2,500.00 = ₹ 14,24,525.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$:	22.50%
Amount of depreciation	:	₹ 3,49,875.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,800/- per Sq. M. i.e. ₹ 6,020/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 58,755/- per Sq. M. i.e. ₹ 5,459/- per Sq. Ft.
Value of property	:	518.00 Sq. Ft. X ₹ 9,200 = ₹47,65,600
Total Value of property as on 18th November 2024	:	₹47,65,600.00

(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 18th November 2024	:	₹ 47,65,600.00 - ₹ 3,49,875.00 = ₹ 44,15,725.00
Total Value of the property	:	₹ 44,15,725.00
The realizable value of the property	:	₹39,74,153.00
Distress value of the property	:	₹35,32,580.00
Insurable value of the property (621.60 X 2,500.00)	:	₹15,54,000.00
Guideline value of the property (569.81 X 5459.00)	:	₹31,10,593.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3rd Floor, "Shiv Krupa Co-Op. Hsg. Soc. Ltd.", Plot No. 20, 22 & 24, Village - Gajbandhan Patharli, Dombivali (East), Taluka - Kalyan,



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



District - Thane, PIN - 421 201, State - Maharashtra, Country - India for this particular purpose at **₹ 44,15,725.00 (Rupees Forty Four Lakhs Fifteen Thousands Seven Hundred And Twenty Five Only)** as on 18th 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 **18th November 2024** is **₹ 44,15,725.00 (Rupees Forty Four Lakhs Fifteen Thousands Seven Hundred And Twenty Five 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

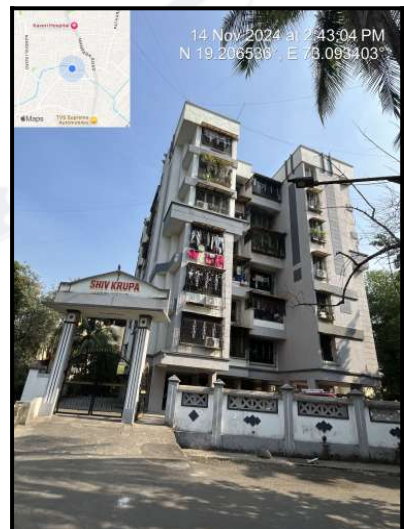
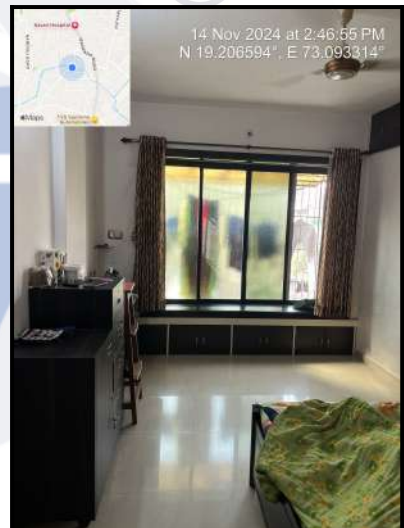
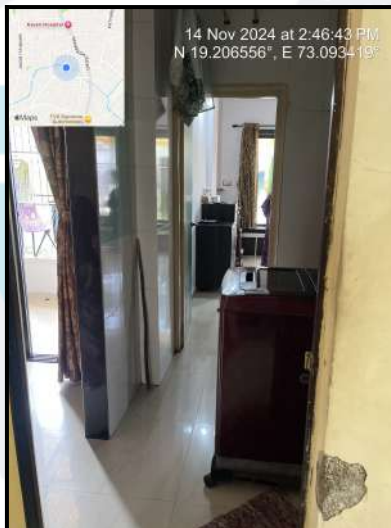
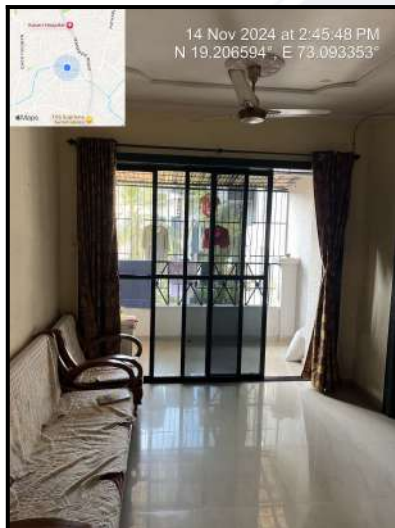
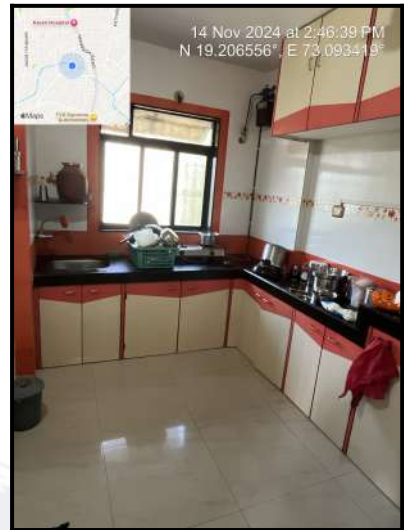
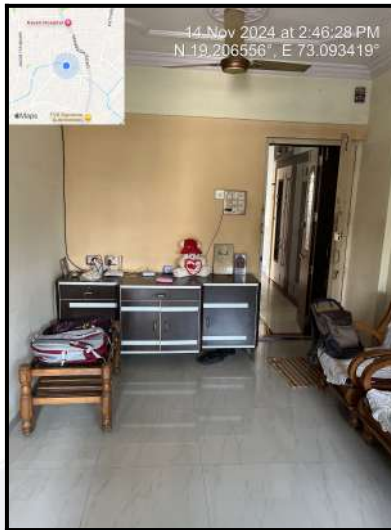
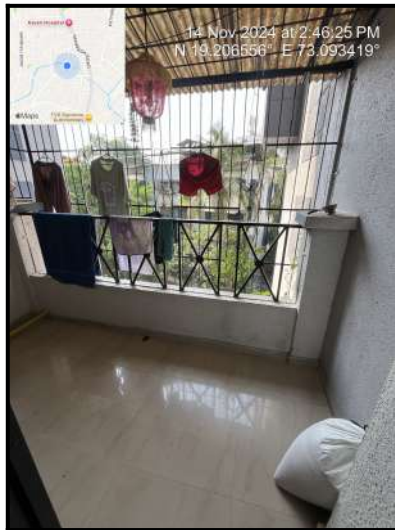
Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 6 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	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 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.

Technical details		Main Building								
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								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
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	: All external walls are 9" thick and partition walls are 6" thick.								
18	No. of lifts and capacity	: 1Lift								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

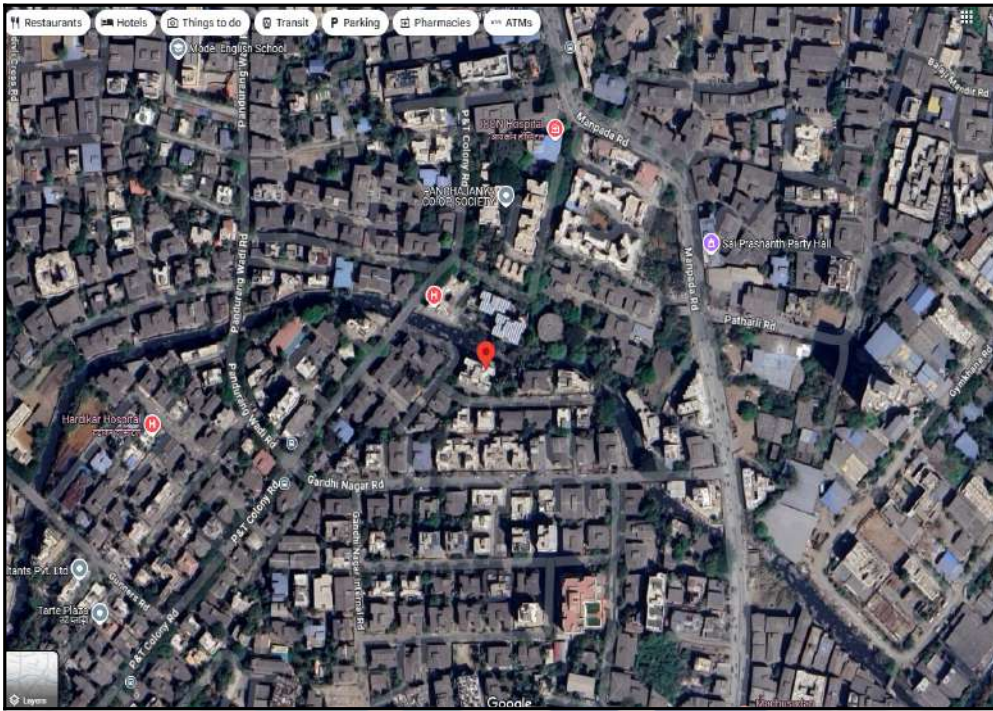
Actual Site Photographs



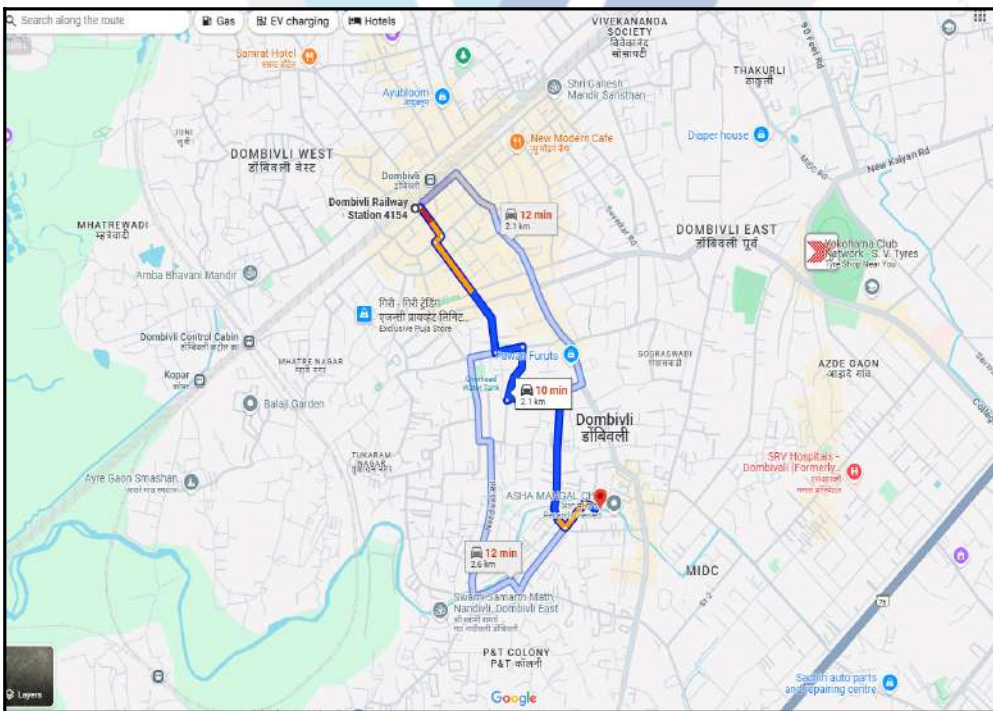
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'23.0"N 73°5'37.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 2.1 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : GAJBANDHAN PATHARU Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone 19C: Portion Towards East of Transmission Line. (Patharil Gaon).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub zone	Land	Residential	Office	Shop	Industrial
8	8/32	24500	64800	74500	88500	74500
Survey No. 1 to 13, 16, 17, 18, 47, 48, 49A, 49B, 48C, 50, 51A/1, 51 B, 52, 53A, 53B, 54, 55, 56, 57A/1, 57A/2, 57A/B, 58, 59, 74B, 75, 76A, 76B, 79, 80 to 89						
strong> C. T. S. No. 8500 to 8528, 8665 to 8853, 7005 to 7038, 7053 to 7058, 7762, 7763, 7764, 8558 to 8562, 9404 to 10507, 10522 to 10529, 10531 to 10540, 10550, 10551, 10589 to 10600, 10610 to 10616, 10620 to 10663, 10678 to 10916, 10921 to 10959, 10963 to 11022, 11030 to 11076, 11085, 11086, 11090 to 11132, 11136, 11142, 11143, 11147 to 11580						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	64800			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,800.00	Sq. Mtr.	6,020.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24500			
The difference between land rate and building rate(A-B=C)	40,300.00			
Percentage after Depreciation as per table(D)	15%			
Rate to be adopted after considering depreciation [B + (C X D)]	58,755.00	Sq. Mtr.	5,459.00	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	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	404.17	485.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,371.00	₹10,309.00	-



[Pay Rent](#)
[Post Your Property](#)
New
Trusti Parmani
Menu



1 BHK Flat in Chaitanya Society Ganesh Nagar Manpada Road Do...
Manpada road ramchandra Nagar

₹ 50 Lacs
Non-negotiable

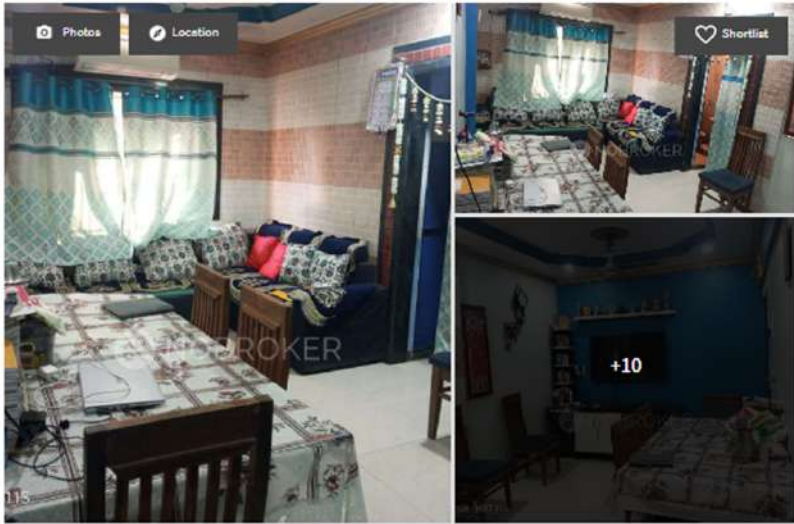
₹ 28,657/Month
Estimated EMI

485
Sq.Ft

Need Home Loan ?
[Apply Loan](#)

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

Photos
Location



1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Salary

Bike and Car
Parking

Nov 6, 2024
Posted On

Immediately
Possession

Chaitanya Society G...
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](#)

Neerby: [HDFC Bank](#) [AIMS Hospital](#) [Gopi Cine Mall](#) [Lok Dhara Phase 2 Garden](#) [NEW ROYAL CHEMIST](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	485 Sq.Ft	Furnishing Status	Fully Furnished
Facing	East	Floor	5/5
Parking	Bike And Car	Gated Security	Yes

Activity On This Property

29
Unique views

0
Shortlists

0
Contacted


Powered By: NBEstimate

Similar Properties


There are no Similar Properties

NoBroker Services


NEW





NEW



NEW







Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	416.67	500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,040.00	₹6,700.00	-

सूची क्र.2		दुयम निबंधक : सह दु.नि. कल्याण 3
406372		दस्त क्रमांक : 4063/2024
08-05-2024		नोंदणी :
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3350000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3010500	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: वि क्र 8/32 दर रु 64800/- मौजे गजबंधन पाथर्ली स नं 47 हिस्सा नं 3 पै यावरील श्री गावदेवी कॉम्प्लेक्स को ऑप ही सोसा ली मधील श्री गावदेवी कृपा बिल्डिंग तिसरा मजला बी विंग सदनिका क्र बी 16 क्षेत्र 500 चौ फूट बिल्ड अप रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र. मुद्रांक 2021/अनी.सं.क्र. 12/ प्र.क्र.107/म-1(धोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतलेली आहे((Survey Number : स नं 47 हिस्सा 3 पै ;))	
(5) क्षेत्रफळ	500 चौ फूट	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मनोहर सहदेव सावंत - वय:-70 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 402 बिल्डिंग नं 5 सर्वोदय लिला को ऑप ही सोसा ली 90 फिट रोड कांचन गाव ठाकुली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AOVPS9063C	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पंकजा राकेश सुर्वे - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. बी 10 श्री गावदेवी कृपा श्री गावदेवी कॉम्प्लेक्स को ऑप ही सोसा ली संत नामदेव पथ जिजाई नगर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-BCFPPO701H	
(9) दस्तावेज करून दिल्याचा दिनांक	21/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4063/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	201500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)स्रोत		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://staging.vastukala.co.in:8889/igrSearch/6637737a70e40f033737f7c6e		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	491.67	590.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,339.00	₹6,949.00	-

11/15/24, 3:15 PM igr_3100

<p>3100338 20-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<h3>सूची क्र.2</h3>	<p>दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्ता क्रमांक : 3100/2024 नोंदणी : Regn:63m</p>
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4100000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3553000	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्र. 8/32.दर 64800/-मौजे गजबंधन पाथर्ली येथील सर्वे नं. 67,हिस्सा नं. ब पैकी सी टी एस नं. 11169 ते 11172 यावरील जय गुरु कृपा को.ऑ.हौ.सोसायटी लि मधील सदनिका नं. 206,बी विंग,दुसरा मजला,क्षेत्र 590 चौ.फुट बिल्टअप(54.83 चौ.मी)(Survey Number : 67 ;)	
(5) क्षेत्रफळ	590 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अरविंद नारायण पळपे - - वय.-70 पत्ता.-प्लॉट नं. आर एम -89 , माळी नं. - इमारतीचे नाव: शिव सुदामा नंदन सी एच एस , ब्लॉक नं. ए-203 , रोड नं. एम्स हॉस्पिटल लेन, जगनाथ स्टोरच्या मागे, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421203 पॅन नं:-AAPPP1974K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राहुल शशिकांत चव्हाण - - वय.-37; पत्ता.-प्लॉट नं. - , माळी नं. - , इमारतीचे नाव: गणेश प्लाझा , ब्लॉक नं. 3/302 , रोड नं. मानपाडा रोड , स्टार कॉलनी, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AJKPC9203A	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	26/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3100/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	287000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8889/igrSearch/65fa58386f3bbe6427626acd 1/1

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 **₹ 44,15,725.00 (Rupees Forty Four Lakhs Fifteen Thousands Seven Hundred And Twenty Five 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/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

