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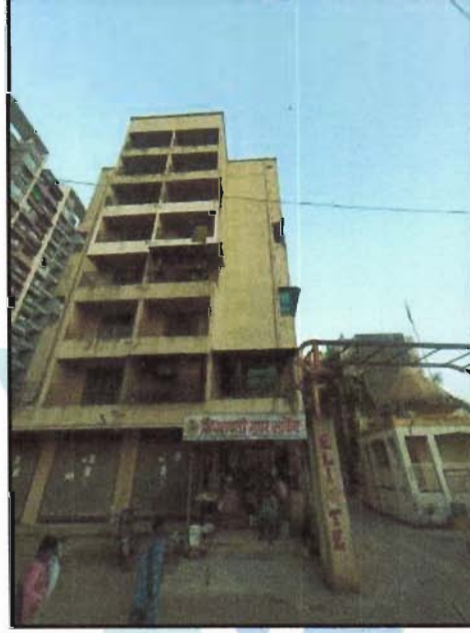
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer**

Residential Flat No. 302, 3rd Floor, Wing - B, "**Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd.**",
Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State -
Maharashtra, Country - India.

Latitude Longitude : 19°8'34.4"N 73°14'44.2"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp, Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Wing - B, "Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd.", Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer.**

Boundaries of the property

North : Internal Road & Shivshakti Greens
South : Internal Road
East : Vihaa International School
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 **₹ 22,23,725.00 (Rupees Twenty Two Lakhs Twenty Three 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.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.14 10:13:08 +05'30'



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

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Residential Flat No. 302, 3rd Floor, Wing - B, "**Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd.**", Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 13.12.2024 for Bank Loan Purpose.
1	Date of inspection	10.12.2024
3	Name of the owner / owners	Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer
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. 302, 3 rd Floor, Wing - B, " Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd. ", Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India. Contact Person : Mrs. C. Karthyayani Kowshik (Owner) Contact No. 9528385826
6	Location, Street, ward no	Village - Joveli, Badlapur (East) District - Thane
7	Survey / Plot No. of land	Village - Joveli New Survey No - 2/1 , 1/10 & Hissa No. 2, 16
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. = 459.22 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 485.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 582.00 (Carpet Area + 20%)</p> <p>All the above areas are within 5% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Joveli, Badlapur (East) Taluka - Ambernath, District - Thane, Pin - PIN - 421 503
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available

23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,000.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 302, 3rd Floor, Wing - B, "**Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd.**", Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India belongs to **Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.8919 / 2013 Dated 25.07.2013 between M/s. Swami Samarth J.V.(The Promoter) And Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer(The Purchasers).
2)	Copy of Occupancy Certificate No.K.B.N.P / NRV / 5986 / 2017 - 2018 Dated 31.07.2017 issued by Kulgaon Badlapur Nagarparishad.
3)	Copy of Commencement Certificate No.K.B.N.P / B.P. / 2011 - 12 / 2180 / 2180 - 295 Dated 22.12.2011 issued by Kulgaon Badlapur Municipal Council.
4)	Copy of Electricity Bill Consumer No.021710019816 dated 25.11.2024 in the name of Mrs. C. Karthyayani Kowshik issued by MSEDCL.
5)	Copy of Property Tax Receipt Property No.KBMC00127088 dated 23.08.2024 in the name of Mrs. C. Karthyayani Kowshik & Mrs. Rajalakshmi Iyer issued by Kulgaon Badlapur Nagarparishad.



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Location

The said building is located at Village - Joveli, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503. The property falls in Residential Zone. It is at a traveling distance 3.1 Krm. from Badlapur Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery 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 + Bathroom + WC. 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. Electrical wiring with concealed etc.

Valuation as on 13th December 2024

The Carpet Area of the Residential Flat	:	485.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	582.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,55,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,52,775.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,700/- per Sq. M. i.e. ₹ 4,339/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 44,075/- per Sq. M. i.e. ₹ 4,095/- per Sq. Ft.
Value of property	:	485.00 Sq. Ft. X ₹ 4,900 = ₹23,76,500
Total Value of property as on 13th Decernber 2024	:	₹23,76,500.00

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

Fair value of the property as on 13th December 2024	:	₹ 23,76,500.00 - ₹ 1,52,775.00 = ₹ 22,23,725.00
Total Value of the property	:	₹ 22,23,725.00
The realizable value of the property	:	₹20,01,353.00
Distress value of the property	:	₹17,78,980.00
Insurable value of the property (582.00 X 2,500.00)	:	₹14,55,000.00

Guideline value of the property (582.00 X 4095.00)	: ₹23,83,290.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Wing - B, "Elite Land Mark A & B Wing Co-Op. Hsg. Soc. Ltd.", Village - Joveli, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, Country - India for this particular purpose at **₹ 22,23,725.00 (Rupees Twenty Two Lakhs Twenty Three Thousands Seven Hundred And Twenty Five Only)** as on 13th December 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 **13th December 2024** is **₹ 22,23,725.00 (Rupees Twenty Two Lakhs Twenty Three 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.



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PART III- VALUATION

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 53 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
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, 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. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

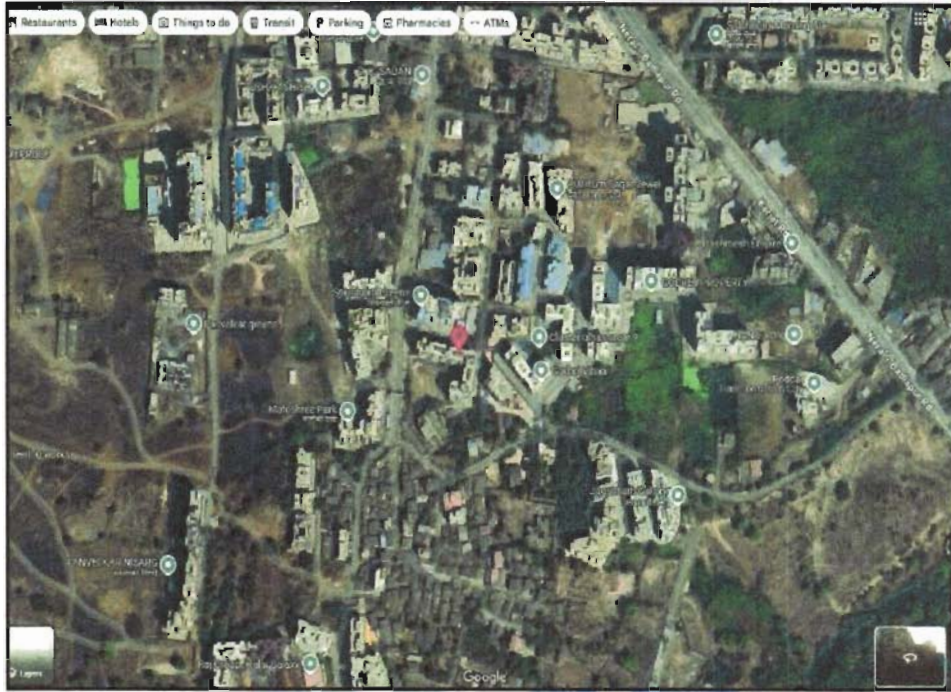
Technical details**Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity		:	1Lift
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC Tank on Terrace
21	Pumps- no. and their horse power		:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		:	Connected to Municipal Sewerage System

Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°8'34.4"N 73°14'44.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 3.1 Km.).




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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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Year 2024-2025 Language English

Selected District Thane

Select Taluka Ambarnath

Select Village Mauje [Gav] Mauje Jeweli No. 9 (Kulgaon B)

Search By Survey No. SubZones

Enter Survey No 1 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/21-ई-2) जुवेली गांवातील सर्व मिळकती	9200	46700	52100	60400	52100	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	46700			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	46,700.00	Sq. Mtr.	4,339.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9200			
The difference between land rate and building rate(A-B=C)	37,500.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	44,075.00	Sq. Mtr.	4,095.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors

b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	516.67	620.00	744.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,032.00	₹4,194.00	₹3,495.00

NOBROKER

1 BHK Flat in Elite Landmark For Sale in Badlapu...

₹26 Lacs (Negotiable) | ₹14,901/Month (Estimated EMV) | 620 Sq. Ft.

1 Bedroom | 1 Bathroom | NA | Bike and Car

Jun 28, 2024 | Immediately | Elite Landmark

Get Owner Details

Report what was not correct in this property

Activity On This Property: 7 Views, 0 Shortlist, 0 Contact

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.4 Per Sq Ft/M	Flooring	BA
Builtup Area	620 Sq Ft	Carpet Area	485 Sq.Ft
Furnishing Status	Unfurnished Furnish now	Facing	West
Floor	4/7	Parking	Bike And Car
Gated Security	Yes		

Similar Properties

- 1 BHK Flat in Elite Land... (₹26 Lacs, 620 sqft)
- 1 BHK Flat in Elite Hom...

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	575.00	690.00	828.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,043.00	₹4,203.00	₹3,502.00

NOBROKER | 1 BHK Flat in Elite Landmark For Sale in... | ₹29 Lacs | ₹16,621/Month | 690 Sq Ft

Property Details:
 1 Bedroom, 1 Bathroom, 3 Floors, Car, Elite Landmark, None (Floor Status)

Overview:
 Age of Building: 3-5 Years, Ownership Type: Self Owned, Flooring: Marble/Granite, Furnishing Status: Unfurnished, Floor: 4/T, Gated Security: Yes

Activity On This Property:
 0 Unique Views, 0 Shortlists, 0 Contacted

Similar Properties:
 1 BHK Flat in Godrej Sk..., 1 BHK Flat in Godrej Wh...



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	470.00	564.00	676.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,453.00	₹3,711.00	₹3,092.00

490541

14-06-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उत्साहनगर 4

दस्ता क्रमांक : 490/2019

नोंदणी :

Regn 63m

गावाचे नाव : जोवेली

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	1950000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2039000
(4) भू-मापन, जेडहिसा व घरक्रमांक (अस्त्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मोजे जोवेली येथील सर्वे क्रं 2 हिस्सा क्रं 1 क्षेत्र 1000 चौ मी सर्वे क्रं 2 हिस्सा क्रं 2 क्षेत्र 4350 चौ मी सर्वे क्रं 2 हिस्सा क्रं 10 क्षेत्र 1300 सर्वे क्रं 1 हिस्सा क्रं 16 क्षेत्र 800 चौ मी या वरील इलाईत लॅंड मार्क या इमारतीतील सबनिका क्रं 301 तिसरा मजला सी विंग क्षेत्र 470 चौ फुट कारपेट म्हणजेच 43.68 चौ मी (Survey Number : 2 ;)
(5) क्षेत्रफळ	470 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास प्रलंबादिचे नाव व पत्ता.	1): नाव:- लखानी पुरुषोत्तम ईश्वर - - बघ:- 35 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बीके नं 385 राय नं 03 ओ टी सेकशन पोस्ट ऑफिस जवळ पुण्याकडि अवार्टमेंट समोर उत्साहनगर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 421001 पॅन नं:- ACFPL9932K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास प्रलंबादिचे नाव व पत्ता	1): नाव:- खलदर दारुलसाब मोमीन - - बघ:- 31, पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: राय नं 71 शिव राक्ति नगर जी जे भोसले मार्ग तलित बिल्डिंग समोर कोताबा मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:- 400005 पॅन नं:- AOXPM0217Q 2): नाव:- साहेरा खलदर मोमीन - - बघ:- 22, पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: राय नं 71 शिव राक्ति नगर जी जे भोसले मार्ग तलित बिल्डिंग समोर कोताबा मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:- 400005 पॅन नं:- FAPPMB644N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	490/2019
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	122350
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	20390
(14) बौर	
मुद्रांकनासाठी विद्यमान पंतनेला तयशील :-	
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	538.19	645.83	775.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,017.00	₹4,181.00	₹3,484.00

13277541

23-10-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.मि. जिल्हासंगार 4

दस्त क्रमांक : 13277/2024

नोंदणी :

Regn.63m

गावाचे नाव : जोवेली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभावाभावेपट्ट्याचा बाबतिलेपट्ट्याकर आकारणी देली की पट्टेदार ते नमुद करावे)	2550000
(4) भू मापन, पोटॅन्सिअ व घरकामांक (असल्यास)	1) पालिकेचे नाव: कुळगाव-बदलापूर इतर वर्णन , इतर माहिती: मौजे जोवेली, ता. अंबरनाथ, जि. ठाणे येथील, सर्व्हे नं. 5, हिस्सा नं. 24/इ, प्लॉट नं. 8 आणि 9, क्षेत्र 770 चौ. मी. पावरीत शिव समर्थ बिल्डींग म्हणजेच सध्याची शिव समर्थ की. ऑप. ही. सोसायटी लि. मधील निवासी सदनिका क्र. 404, चौथा मजला, क्षेत्र 41.94 चौ. मी. कारपेट + एनक्लोज्ड बाल्कनी एरिया 8.06 चौ. मी. + एक्सक्युसिव्ह टॅरेस एरिया 4.7 चौ. मी. ((Survey Number : 5 ;))
(5) क्षेत्रफळ	41.94 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा. वा/ लिहून देवणा. वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतियादित्चे नाव व पत्ता.	1): नाव: प्रमिला जयराम भुसारे बय: 52 पत्ता: प्लॉट नं. माळा नं. इमारतीचे नाव: श्री समर्थ कृपा, कोहलत रो-हाऊस नं. 1, अष्टविनायक गेट जवळ, कात्रप रोड, कात्रप, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे. ब्लॉक नं. रोड नं. महाराष्ट्र, ठाणे. पिन कोड- 421503 पॅन नं: AXBPB8301P
(8) दस्तऐवज करून देणा. वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादित्चे नाव व पत्ता	1): नाव: राहुल चंद्रपाल वैद बय: 39, पत्ता: प्लॉट नं. माळा नं. इमारतीचे नाव: रुम नं. 1, गांधी नगर, चंद्रवितानस चाळ, एलबीएस मार्ग, विक्रोळी पश्चिम, मुंबई, ब्लॉक नं. रोड नं. महाराष्ट्र, मुंबई, पिन कोड: 400083 पॅन नं: ALMPV4053H 2): नाव: सीमा राहुल वैद बय: 37, पत्ता: प्लॉट नं. माळा नं. इमारतीचे नाव: रुम नं. 1, गांधी नगर, चंद्रवितानस चाळ, एलबीएस मार्ग, विक्रोळी पश्चिम, मुंबई, ब्लॉक नं. रोड नं. महाराष्ट्र, मुंबई, पिन कोड: 400083 पॅन नं: AQUPV2777D
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2024
(11) अनुक्रमांक खंड व पृष्ठ	13277/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14) येरा	
मुल्याकनासाठी विचारात घेतलेला संपत्तीतः	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th December 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 **₹ 22,23,725.00 (Rupees Twenty Two Lakhs Twenty Three Thousands Seven Hundred And Twenty Five 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: 2024.12.14 10:13:27 +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/87/2022-23

