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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. Anita Sunil Devkar & Mr. Sahil Sunil Devkar**

Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "**Patels Paradise**", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501, State - Maharashtra, India.

Latitude Longitude : 19°12'19.3"N 73°10'40.4"E

### Intended User:

**Cosmos Bank**  
**Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)

**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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#### Regd. Office

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "**Patels Paradise**", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambernath, Taluka - Ambernath, District - Thane, PIN Code - 421 501, State - Maharashtra, India belongs to **Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar**.

Boundaries of the property

North : Wing - B  
South : Kailash Park CHS Ltd  
East : Open Plot  
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 **₹ 33,04,800.00 (Rupees Thirty Three Lakhs Four Thousand Eight Hundred Only)**.

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

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



Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "Patels Paradise", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501, 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 13.12.2024 for Bank Loan Purpose.
1	Date of inspection	13.12.2024
3	Name of the owner / owners	<b>Mrs. Anita Sunil Devkar &amp; Mr. Sahil Sunil Devkar</b>
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	<b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, Wing - A, "Patels Paradise", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501, State - Maharashtra, India. <b>Contact Person :</b> Mrs. Vinita Ravi Ludhrani (Tenant) Contact No. 9284547558
6	Location, Street, ward no	Village - Ambarnath, District - Thane
7	Survey / Plot No. of land	CTS No - 7461 of Village - Ambarnath, Plot No - 175, 176, 177 & 178 New Survey No - 38/A
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 470.00</b> <b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 375.00</b> <b>Flowerbed Area in Sq. Ft. = 18.00</b> <b>Balcony Area in Sq. Ft. = 77.00</b></p> <p><b>Carpet Area in Sq. Ft. = 357.00</b> <b>Balcony Area in Sq. Ft. = 52.00</b> <b>Cupboard Area in Sq. Ft. = 28.00</b> <b>Open Terrace Area in Sq. Ft. = 22.00 (40% of Total Terrace Area i.e. 54.00 Sq. Ft. )</b> <b>Carpet Area in Sq. Ft. = 459.00</b> <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 504.90</b> <b>(Carpet Area + 10%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Ambarnath, Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 501
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available



23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mrs. Vinita Ravi Ludhrani
	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 AMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Vinita Ravi Ludhrani
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	₹ 8,000.00 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	<b>SALES</b>	

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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2024 (Approx.)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "**Patels Paradise**", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501, State - Maharashtra, India belongs to **Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.13700 / 2024 Dated 14.11.2024 between Mr. Santosh Babulal Gupta(The Transferor) And Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar(The transferee).
2)	Copy of Building Plan Document No.ANP / NRV / BP / 2020- 2021 / 1095 / 9095 / 43 Dated 28.01.2021 issued by Ambarnath Municipal Council.
3)	Copy of Revised Commencement Certificate Dated 28.01.2021 issued by Ambarnath Municipal Council Document No. ANP / NRV / BP / 2020- 2021 / 1095 / 9095 / 43.
4)	Copy of RERA Certificate No.P51700028269 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Commencement Certificate Document No. Document No. ANP / NRV / BP / 20 - 21 / 788 - 9074/ 22 Dated 26.11.2020 issued by Ambarnath Municipal Council.



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## Location

The said building is located at bearing Plot No - 175, 176, 177 & 178 in Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501. The property falls in Residential Zone. It is at a traveling distance 1.4 Km from Ambarnath Railway Station.

## Building

The building under reference is having 2 basements + Ground + 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 8 Residential Flat. The building is having 2 lifts.

## Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety 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	:	459.00 Sq. Ft.
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## Deduct Depreciation:

Year of Construction of the building	:	2024 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	504.90 Sq. Ft. X ₹ 2,600.00 = ₹ 13,12,740.00
Depreciation $\{(100 - ) \times (0 / 60)\}$	:	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	:	₹ 47,800/- per Sq. M. i.e. ₹ 4,441/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	459.00 Sq. Ft. X ₹ 7,200 = ₹33,04,800
Total Value of property as on 13th December 2024	:	₹33,04,800.00

(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)

<b>Fair value of the property as on 13th December 2024</b>	:	<b>₹ 33,04,800.00 - ₹ 0.00 = ₹ 33,04,800.00</b>
<b>Total Value of the property</b>	:	<b>₹ 33,04,800.00</b>
<b>The realizable value of the property</b>	:	<b>₹29,74,320.00</b>
<b>Distress value of the property</b>	:	<b>₹26,43,840.00</b>
<b>Insurable value of the property (504.90 X 2,600.00)</b>	:	<b>₹13,12,740.00</b>



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<b>Guideline value of the property (504.90 X 4441.00)</b>	<b>:</b>	<b>₹22,42,261.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "**Patels Paradise**", Near Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambarnath, Taluka - Ambarnath, District - Thane, PIN Code - 421 501, State - Maharashtra, India for this particular purpose at **₹ 33,04,800.00 (Rupees Thirty Three Lakhs Four Thousand Eight Hundred 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 **₹ 33,04,800.00 (Rupees Thirty Three Lakhs Four Thousand Eight Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

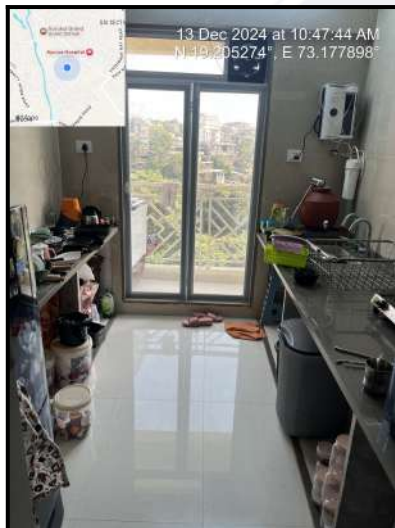
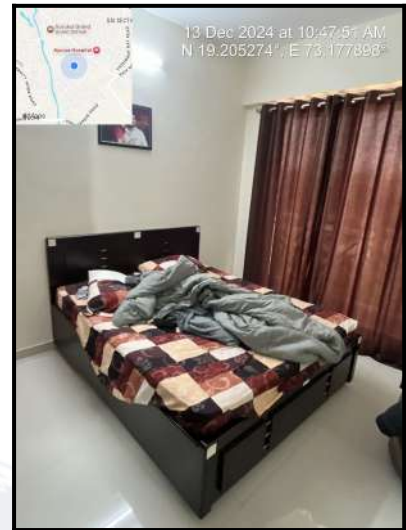
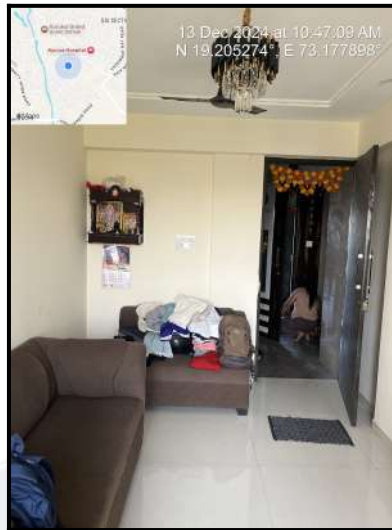
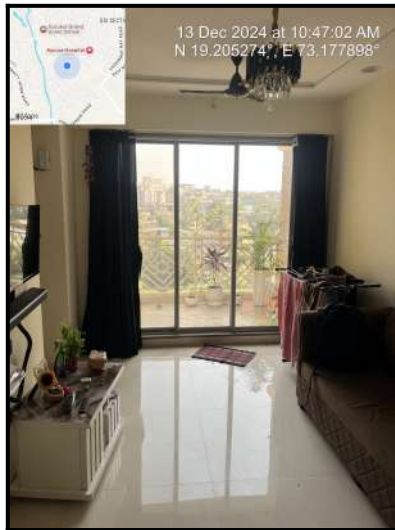
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: 2 basements + Ground + 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 <sup>rd</sup> Floor				
3	Year of construction	: 2024 (Approx.)				
4	Estimated future life	: 60 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 door with safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
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.					

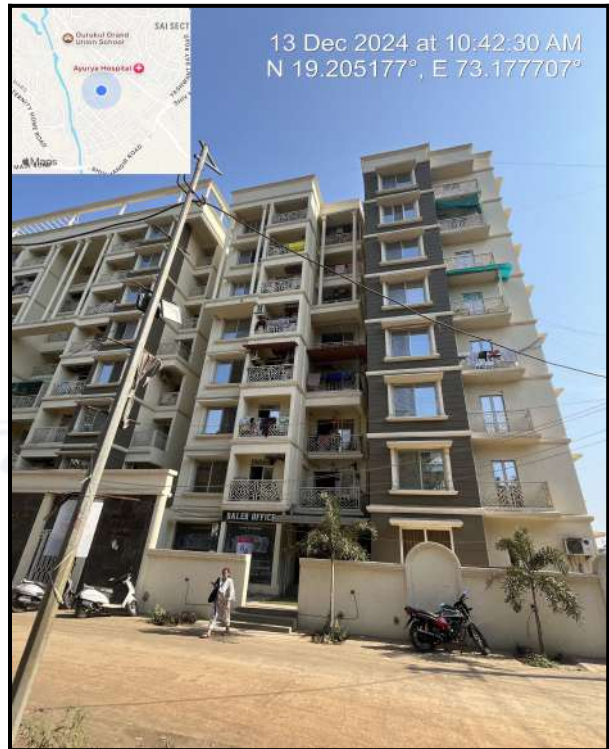
Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 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





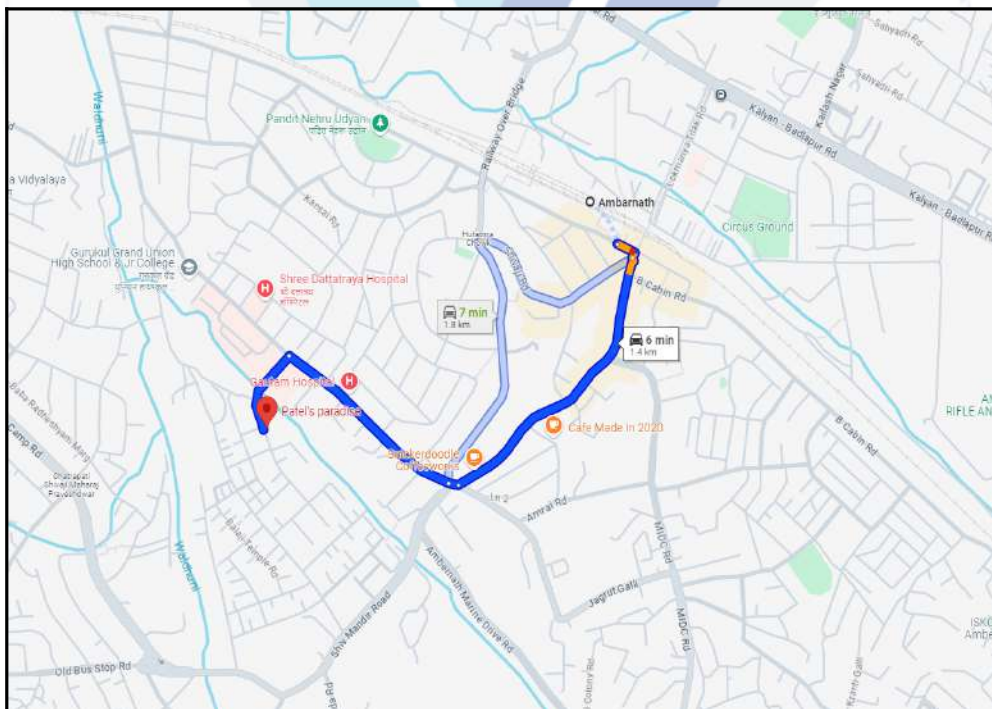
# Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°12'19.3"N 73°10'40.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ambarnath - 1.4 Km).



## Ready Reckoner Rate

DIVISION / VILLAGE : AMBERNATH Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambarnath Municipal Council					
Land Mark	C-4-4) Portion of Properties on South of Kalyan Pune Railway Line in Village Ambarnath Part, Towards West of above-mentioned Sub Zone No.7/20 in Ambarnath Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
7	7/21	9440	47800	52700	66400	52700
<b>C. T. S. No.</b> 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 7461, 7462, 7463, 7464, 7465, 7466, 7467, 7468, 7469, 7470, 7471, 7472, 7473, 7474, 7475, 7476, 7477, 7478, 7479, 7480, 7481, 7482, 7483, 7484, 7485, 7486						

Stamp Duty Ready Reckoner Market Value Rate for Flat	47800			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>47,800.00</b>	<b>Sq. Mtr.</b>	<b>4,441.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9440			
The difference between land rate and building rate(A-B=C)	38,360.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>47,800.00</b>	<b>Sq. Mtr.</b>	<b>4,441.00</b>	<b>Sq. Ft.</b>

### **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%



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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	Patels Paradise		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	542.00	596.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,229.00	₹6,572.00	-

**HOUSING.COM** Buy In Mumbai ▾  + Add

Home / Thane / Beyond Thane / Ambarnath East / Patels Paradise Last updated: Dec 10, 2024

**Patels Paradise** RERA

By **PATEL RPL REALTY**

Phase No. 9, Shivganga Nagar, Ambarnath East, Beyond Thane, Ambarnath

**₹39.18 L - 60.58 L**  
EMI starts at ₹20.75 K  
+ Taxes

Cover Image

Project Tour

2, 3 BHK Apartments  
Configurations

Dec, 2023  
Possession Starts

Price on request  
Avg. Price

542 - 838 sq.ft.  
[Carpet Area]  
Sizes


**Why Patels Paradise?**

- Rooftop Garden Rooftop garden with wonderful relaxing feel and leisure Opportunities
- 2 Level parking Ample parking is an essential criteria & which is also a prime demand at the


Patel RPL Realty

## Price Indicators

Property	Patel Elysium		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	300.00	330.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,000.00	₹7,273.00	-



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**1 BHK Flat in Patel Elysium For Sale In ...**  
Baraki Peds, near Ambarnath Shiv Mandir

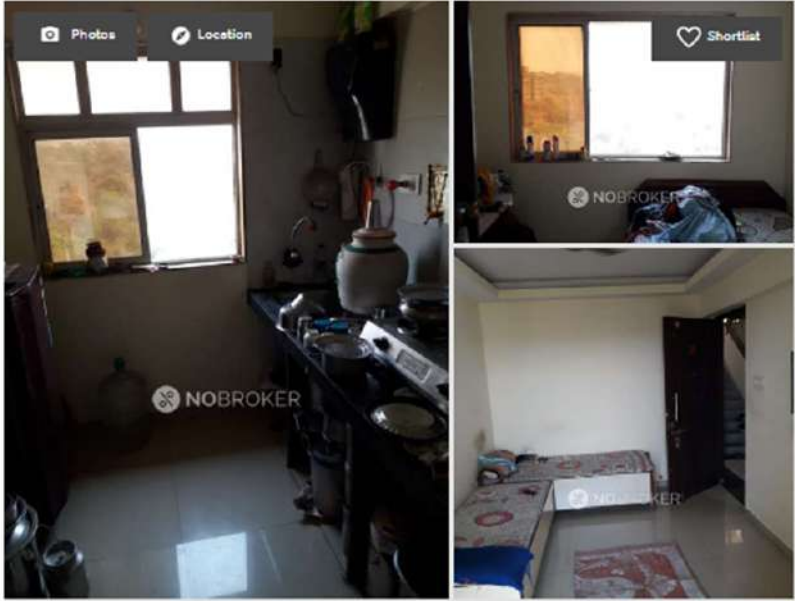
₹ 24 Lacs  
Non-negotiable

₹ 13,755/Month  
Estimated EMI

368  
Sq.Ft

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<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Jul 10, 2024</b> <small>Posted On</small>
<b>2 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>NA</b> <small>Balcony</small>	<b>Patel Elysium</b> <small>Apartment</small>
<b>Car</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

[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: [Satya Sai Platinum Hospital](#) [Ashok Anil Multiplex](#) [Ameys Park](#) [MAMTA MEDICAL STORE](#)  
[Shreddhe Mahal](#)

### Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.8 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	368 Sq.Ft	Carpet Area	300 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East

### Activity On This Property


10  
Unique Views

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Shortlists

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## Sale Instances

Property	Patels Paradise		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	469.00	515.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,595.00	₹8,723.00	-

7555339 23-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.उल्हासनगर 3 दस्ता क्रमांक : 7555/2024 नोदणी : Regn:63m
<b>गावाचे नाव : अंबरनाथ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3044500	
(4) भू-मापन/पोटहिसा व परकामांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : इतर माहिती: झोन नं.7/21-सी-4-4,मोजे-अंबरनाथ,तालुका-अंबरनाथ,जिल्हा-ठाणे येथील सि.स.नं. 7461,सर्व्हे नं.38/अ,प्लॉट नं. 175,176,177 व 178 या वरील पट्टेस पॅराडाईस मध्ये विंग-ए,मधील तळमजल्या वरील निवासी सदनिका नं.008 क्षेत्रफळ - 43.57 चौ. मिटर म्हणजेच 469 चौ. फुट रेरा कार्पेट( ( C.T.S. Number : सि.स.नं. 7461, सर्व्हे नं.38/अ, प्लॉट नं. 175, 176, 177 व 178 ; ) )	
(5) क्षेत्रफळ	469 चौ.फूट	
(6)आकारणी किंवा जुडी 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:-मेसर्स परम प्रॉपर्टी डेव्हलपर्स तर्फे भागिदार अंकित बेचर पटेल यांचे तर्फे कु. मु. पत्र धारक म्हणून क. ज. करीता चंद्रकांत भवानजी गाला वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.30, जीवन दीप, सुर्वोदय को-ऑप. हौसिंग सोसायटी लि., अंबरनाथ-पूर्व, ता-अंबरनाथ, जि-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AALFP9248G	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र परसोतिम यादव वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पेजबी कॉलनी समोर, बी. के. नं. 735, शास्त्री नगर, उल्हासनगर -3, जि.ठाणे, महाराष्ट्र. पिन कोड:-421003 पॅन नं:-ADAPY2122N 2): नाव:-लालमती जितेंद्र यादव वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पेजबी कॉलनी समोर, बी. के. नं. 735, शास्त्री नगर, उल्हासनगर -3, जि.ठाणे, महाराष्ट्र. पिन कोड:-421003 पॅन नं:-AGXPY7828D	
(9) दस्तावेज करून दिल्याचा दिनांक	20/06/2024	
(10)दस्ता नोदणी केल्याचा दिनांक	20/06/2024	
(11)अनुकामांक,खंड व पृष्ठ	7555/2024	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	270000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रीक 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	



## Sale Instances

Property	Patels Paradise		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	774.00	928.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,106.00	₹5,922.00	-

11335339 20-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 11335/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : अंबरनाथ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4760000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : , इतर माहिती: झोन नं.7/21-सी.4-4,मी.जे.अंबरनाथ,तालुका-अंबरनाथ,जिल्हा-ठाणे येथील सि.स.नं. 7461,सर्व्हे नं.38/अ,प्लॉट नं. 175,176,177 व 178 या वरील पटेल्स पॅराडाईस मध्ये विंग-बी,मधील तिसरे मजल्या वरील निवासी सदनिका नं.305 क्षेत्रफळ - 71.91 चौ. मिटर म्हणजेच 774 चौ. फुट रेरा कार्पेट(( Survey Number : सि.स.नं. 7461, सर्व्हे नं.38/अ, प्लॉट नं. 175, 176, 177 व 178 ; ))	
(5) क्षेत्रफळ	774 चौ.फुट	
(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:-मेसर्स परम प्रॉपर्टी डेव्हलपर्स तर्फे भागिदार अंकित बेचर पटेल यांचे तर्फे कु. मु. पत्र धारक म्हणून क. ज. करीता चंद्रकांत भवानजी गाला वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.30, जीवनटीप अपार्टमेंट, शिबु पॅलेस समोर, स्टेशन रोड, अंबरनाथ-पूर्व, ता-अंबरनाथ, जि-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AALFP9248G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा विजय पंजाबी वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. श्यामली पार्क अपार्टमेंट, सदनिका न 201, दुसरा मजला, ओ टी सेक्शन,विठ्ठलवाडी पोलिस स्टेशन समोर, उल्हासनगर 4, ता. उल्हासनगर, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-BOFPP6484P 2): नाव:-विजय जीवतराम पंजाबी वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. श्यामली पार्क अपार्टमेंट, सदनिका न 201, दुसरा मजला, ओ टी सेक्शन,विठ्ठलवाडी पोलिस स्टेशन समोर, उल्हासनगर 4, ता. उल्हासनगर, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AKOPP1665Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11335/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	330000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Sale Instances

Property	Patels paradise		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	487.00	535.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,819.00	₹8,018.00	-

12601339 21-10-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 12601/2024 नोदणी : Regn.83m
<b>गावाचे नाव : अंबरनाथ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4295000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3142500	
(4) भू-मापन पोटदिसा व परकमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : इतर माहिती: झोन नं.7/21-सी-4- 4,मोजे-अंबरनाथ,तालुका-अंबरनाथ,जिल्हा-ठाणे येथील सि.स.नं. 7461,सर्व्हे नं.38/अ,प्लॉट नं. 175,176,177 व 178 या वरील पटेलस पॅराडाईस मध्ये विंग- ए,मधील चौथ्या मजल्या वरील निवासी सदनिका नं.405 क्षेत्रफळ - 45.23 चौ. मिटर म्हणजेच 487 चौ. फुट रेरा कार्पेट( ( Survey Number : सि.स.नं. 7461, सर्व्हे नं.38/अ, प्लॉट नं. 175, 176, 177 व 178 ; ) )	
(5) क्षेत्रफळ	487 चौ फूट	
(6)आकारणी किंवा जुडी 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:-मेसर्स परम प्रॉपर्टी डेव्हलपर्स तर्फे भागदार अंकित वेचर पटेल यांचे तर्फे कु. सु. पत्र धरक म्हणून क. ज. करीता चंद्रकांत भवानी गाला वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.30, जीवनदीप अपार्टमेंट, शिबु पॅलेस समोर, शेथान रोड, अंबरनाथ-पूर्व, ता-अंबरनाथ, जि-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- AALFP9248G	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी वेणुगोपालन नायर वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ए-5, 6, सुप्रभात सीएचएस, गुरुकुल स्कूल जवळ, कानसई सेव्हान, भीडेवाडी, अंबरनाथ, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AOCFN4609Q 2): नाव:-अश्विनी हरीदास नायर लग्ना नंतरचे नाव अश्विनी अश्विनी नायर वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ए-5, 6, सुप्रभात सीएचएस, गुरुकुल स्कूल जवळ, कानसई सेव्हान, भीडेवाडी, अंबरनाथ, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- BMTPN2428K	
(9) दस्तावेज करून दिल्याचा दिनांक	17/10/2024	
(10)दस्ता नोदणी केल्याचा दिनांक	17/10/2024	
(11)अनुकमांक,खंड व पृष्ठ	12601/2024	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	257700	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यकानासाठी विचारात घेतलेला तपशील:-		
मुद्रीक 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	

## 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 **₹ 33,04,800.00 (Rupees Thirty Three Lakhs Four Thousand Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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