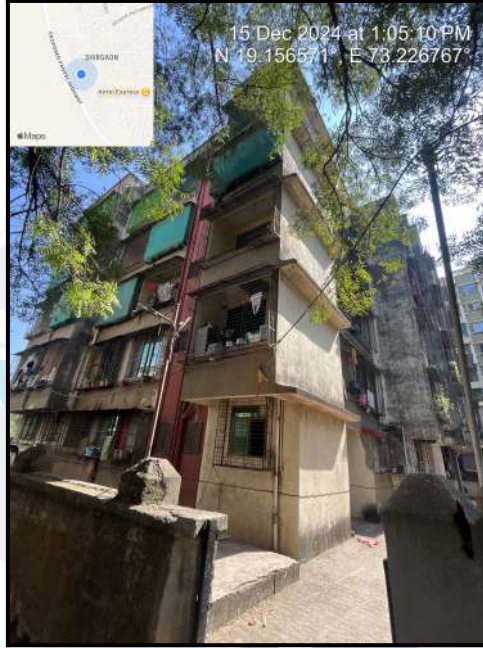


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel**

Residential Flat No. 302, 3rd Floor, "**Parasiya Darshan**", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India.

Latitude Longitude : 19°9'23.4"N 73°13'36.9"E

Intended User:

**Cosmos Bank
Dombivali (East)**

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, "**Parasiya Darshan**", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel**.

Boundaries of the property

North	: Silver Pride Building
South	: Internal Road / Shreeji Iconic Building
East	: Open Plot
West	: Shreeji Iconic Building

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 **₹ 32,67,963.00 (Rupees Thirty Two Lakhs Sixty Seven Thousands Nine Hundred And Sixty Three 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. 302, 3rd Floor, "Parasiya Darshan", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, 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 18.12.2024 for Bank Loan Purpose.
1	Date of inspection	14.12.2024
3	Name of the owner / owners	Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel
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, "Parasiya Darshan", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India. Contact Person : Rakesh Ishwarlal Patel (Owner) Contact No. 9029202475
6	Location, Street, ward no	Village - Shirgaon, District - Thane
7	Survey / Plot No. of land	Village - Shirgaon New Survey No - 148/2A
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. = 616.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 515.00 Balcony Area in Sq. Ft.= 101.00</p> <p>Built Up Area in Sq. Ft. = 739.20 (Carpet Area as per measurement + 20%)</p> <p>Carpet Area in Sq. Ft. = 655.00 (Area As Per Agreement for sale)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Shirgaon, Taluka - Ambernath, District - Thane, Pin - PIN Code - 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?	Owner Occupied - Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel
	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 KBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,400.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.

26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (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: As per Agreement Carpet Area is 655.00 Sq. Ft. and as per measurement it is 616.00 Sq. Ft. We have considered least area i.e. measured carpet area for valuation purpose.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 18.12.2024 for Residential Flat No. 302, 3rd Floor, "**Parasiya Darshan**", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambernath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.6519/2019 Dated 02.05.2019 between M/s. Umiya Construction (The Promoter) And Mr. Rakesh Ishwarlal Patel & Mrs. Mital Rakesh Patel(The purchaser).
2)	Copy of Commencement Certificate No.KBNP / BP / 2012-2013 / 1187 -172 Dated 01.09.2012 issued by Kulgaon Badlapur Municipal Council.
3)	Copy of Occupancy Certificate No.KBNP / BP / 2430 / 2013 -14 Dated 12.08.2013 issued by Kulgaon Badlapur Municipal Council.
4)	Copy of Previous Valuation Report Dated 17.03.2021 issued by Praksis Consultant & Valuers Pvt. Ltd..



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Location

The said building is located at Village - Shirgaon, Taluka - Ambarnath, District - Thane, PIN Code - 421 503. The property falls in Residential Zone. It is at a traveling distance 2.7 Km from Badlapur Railway Station.

Building

The building under reference is having Ground + 4 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 5 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Passage + 2 Toilet + 3 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. Concealed Electrical wiring etc.

Valuation as on 18th December 2024

The Carpet Area of the Residential Flat	:	616.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	739.20 Sq. Ft. X ₹ 2,500.00 = ₹ 18,48,000.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$:	16.50%
Amount of depreciation	:	₹ 3,04,837.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 41,225/- per Sq. M. i.e. ₹ 3,830/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 37,582/- per Sq. M. i.e. ₹ 3,491/- per Sq. Ft.
Value of property	:	616.00 Sq. Ft. X ₹ 5,800 = ₹35,72,800
Total Value of property as on 18th December 2024	:	₹35,72,800.00

(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)

Fair value of the property as on 18th December 2024	:	₹ 35,72,800.00 - ₹ 3,04,837.00 = ₹ 32,67,963.00
Total Value of the property	:	₹ 32,67,963.00
The realizable value of the property	:	₹29,41,166.00
Distress value of the property	:	₹26,14,370.00
Insurable value of the property (786.00 X 2,500.00)	:	₹19,65,000.00

Guideline value of the property (739.20 X 3491.00)	:	₹25,80,547.00
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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, "**Parasiya Darshan**", Near Shreeji Iconic Complex, Village - Shirgaon, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India for this particular purpose at **₹ 32,67,963.00 (Rupees Thirty Two Lakhs Sixty Seven Thousands Nine Hundred And Sixty Three Only)** as on 18th 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 **18th December 2024** is **₹ 32,67,963.00 (Rupees Thirty Two Lakhs Sixty Seven Thousands Nine Hundred And Sixty Three 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

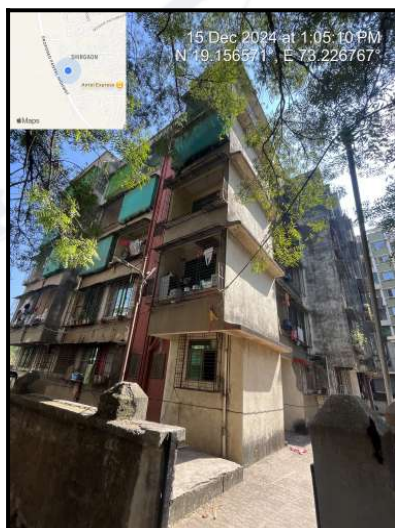
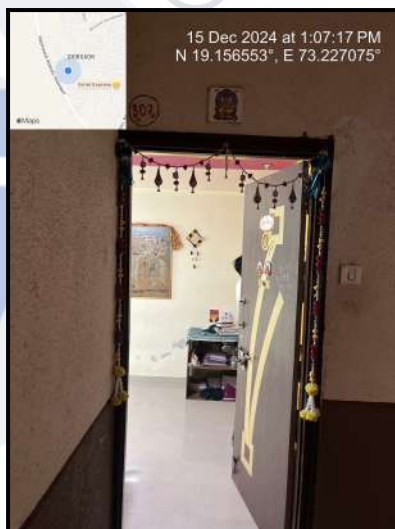
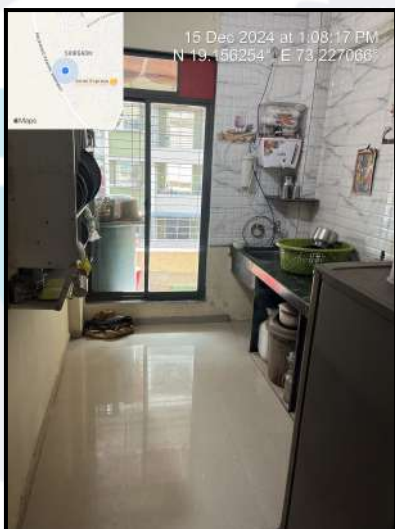
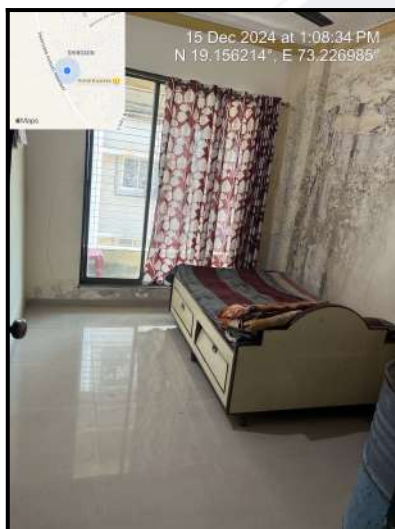
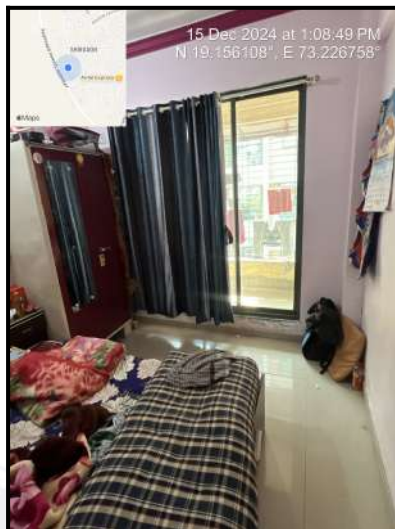
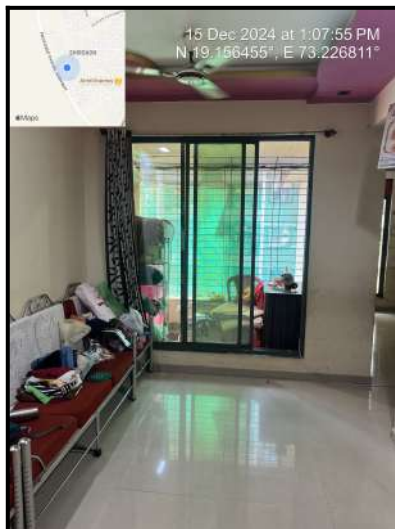
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 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	: 2013 (As per occupancy certificate)				
4	Estimated future life	: 49 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. Concealed Electrical wiring
(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	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

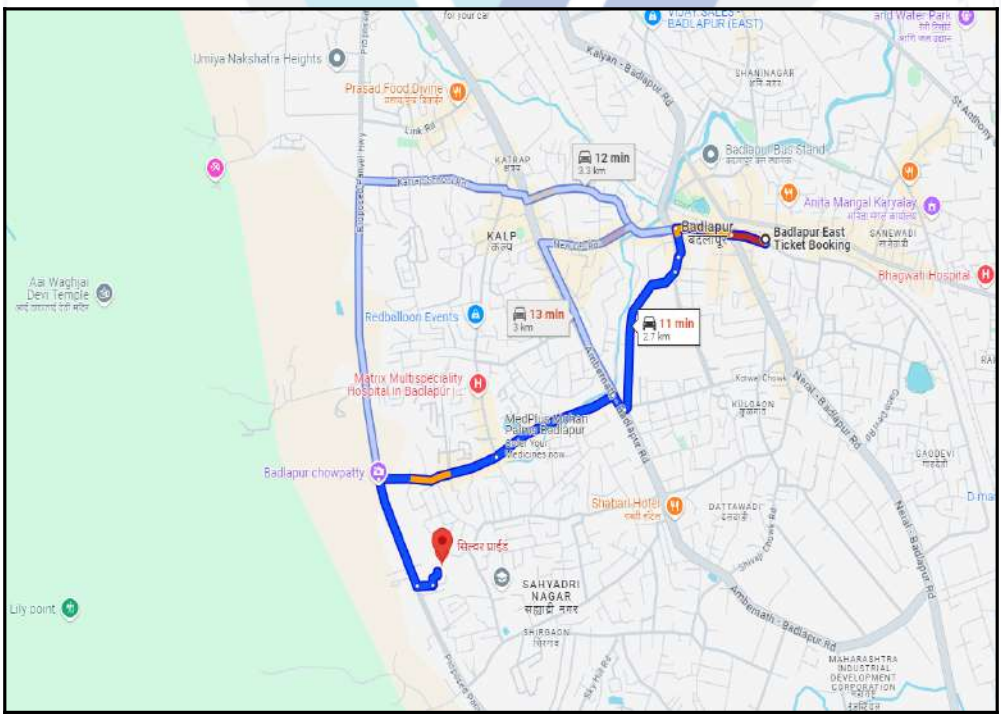
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°9'23.4"N 73°13'36.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 2.7 Km).



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Ready Reckoner Rate

DIVISION / VILLAGE : SHIRGAON No. 10 Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type				
Local Body Name	Kulgoan Badlapur Municipal Corporation					
Land Mark	11/27-F-2/1 All the Properties in Katrap, Shirgaon, Manikvadi Village. All the Properties Facing the New Diversion Road of Karjat Road and All Properties up to 200 m. from it.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
II	II/27	8110	48500	54000	60600	54000
Survey No. 6, 7, 8, 10, 11, 12, 42, 72, 73, 75, 76, 77, 86, 87, 88, 89, 90, 92, 94, 97, 98, 99, 100, 101, 102, 103, 127, 128, 147, 148, 149						
⇐ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	48500			
Decrease by 15% on Flat Located on 3 rd Floor	7275			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	41,225.00	Sq. Mtr.	3,830.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8110			
The difference between land rate and building rate(A-B=C)	33,115.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	37,582.00	Sq. Mtr.	3,491.00	Sq. Ft.

Building not having lift

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

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

Depreciation Percentage Table

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

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	650.00	780.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,538.00	₹5,449.00	-

The screenshot displays a property listing on Housing.com. The main heading is 'Raj Laxmi Shreeji Iconic, Shirgaon, Badlapur East, Badlapur'. The price is listed as ₹42.5 L. Key features include 2 bedrooms, 1 bathroom, 1 open parking space, and a balcony. The listing is 18 days old. A 'Property Overview' section provides details on the project name, brokerage (No Charge), and carpet area (650 sq.ft). A 'Contact Seller' form is visible on the right, with fields for Name, Phone, and Email. The seller is identified as AN Reality, a Housing Prime Agent with the contact number +918988..... There are also checkboxes for 'I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc' and 'I am interested in Home Loans'. A 'Get Contact Details' button is present. At the bottom, there are 'Share' and 'Save' buttons.



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Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,500.00	₹5,417.00	-

HOUSING.COM Buy In Thane ▾ + Add

OVERVIEW PROMOTIONS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY >

Property Overview

Project Name: Raj Laxmi Shreeji Iconic Brokerage: **No Charge**
[Access Zero Brokerage Properties >](#)

Price: **₹26.0 L** Carpet Area: **400 sq.ft**

Bedrooms: **1** Bathrooms: **1**

Parking: **1 Open Parking** Balcony: **1**

Power Backup: **Full** Water Supply: **Bore and Municipal water**

Added: **12 days ago**

About this property

Raj Shreeji Iconic by Raj Laxmi Developers Mumbai is one of the well-known under-construction projects in Badlapur East, offering low budget apartments. Raj Shreeji Iconic Badlapur East is scheduled for possession in May, 2022. With almost all basic amenities in place, Raj Shreeji Iconic

[Read More ▾](#)

OFFERS

1. Zero brokerage, Free car parking, Pick up & Drop available for site visit.

Price Estimate Predicted by Housing Artificial Intelligence [Know how we estimate?](#)

Price: **₹26.00L**

₹23.78L ₹29.06L

Great choice! Better priced property in this area

Contact Seller

Avighna Homes
Housing Prime Agent
+9184462.....

Please share your contact

Name:

+91 Phone:

Email:

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?
Shortlist this property for now & easily come back to it later.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	272.00	326.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,809.00	₹4,841.00	-

1270578 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 12705/2024 नोंदणी : Regn:63m
गावाचे नाव : शिरगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1580000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1364000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे शिरगांव,सर्व्हे नं. 9,हिस्सा नं. 9,यावरील सिल्वर प्राईड म्हणजेच सध्याची सिल्वर प्राईड को. ऑप. होसिंग सोसायटी लिमिटेड मधील बी विंग,तिसरा मजला,सदनिका क्र. 301,क्षेत्रफळ 22.50 चौ. मी. कारपेट+ 2.76 चौ. मी. बाल्कनी,एकुण क्षेत्रफळ 25.26 चौ. मी. कारपेट.((Survey Number : 9 ;))	
(5) क्षेत्रफळ	25.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मधुरा सविन तावडे वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. 702, सातवा मजला, सी विंग, गुलमोहर को. ऑप. होसिंग सोसायटी, सावरकर नगर, पाटीलवाडी, ठाणे पश्चिम. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AMKPD7557M	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज बाजीराव साळुंखे वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 303, तिसरा मजला, बिल्डींग नं. 16, लालुबाई कंपाउंड, हिरानंदनी टाटा नगर, गोवडी, मुंबई. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-GBBPS8521Q 2): नाव:-अश्विनी सुरज साळुंखे वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 303, तिसरा मजला, बिल्डींग नं. 16, लालुबाई कंपाउंड, हिरानंदनी टाटा नगर, गोवडी, मुंबई. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-KAEPS7589J	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12705/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	18000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15600	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	287.00	344.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,080.00	₹5,067.00	-

624478 09-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 6244/2024 नोंदणी : Regn.63m
गावाचे नाव : शिरगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1745000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1423000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : , इतर माहिती: शिरगाव,स. नं. 9 हि. नं. 9 यावरील सिल्वर प्राईड मधील सदनिका क्र. 305,बी-विंग,तिसरा मजला,क्षेत्र- 23.19 चौ. मी. + बाल्कनी क्षेत्र- 2.65 चौ. मी. + सीबी. क्षेत्र -0.83 चौ. मी. कारपेट म्हणजेच एकूण क्षेत्र-26.67 चौ. मी. कारपेट.((Survey Number : 9 ;))	
(5) क्षेत्रफळ	26.67 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्वामिनी इन्फ्रा प्रा. लि. तर्फे डायरेक्टर श्री. निलेश वसंत कदम वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस - शॉप नं. 12/2, ए.विंग, सिल्वर क्रिस्ट, शिरगाव, बदलापूर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ABDCS1062P	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दयानेसवर वसंत यादव वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: संत ज्ञानेश्वर नगर, रूम नं. 967, कन्नमवार नगर 2, उल्कर्ष स्कूल जवळ, विक्रोळी पूर्व, मुंबई, ब्लॉक नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-BBAPY4628Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6244/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	104700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17450	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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 **18th 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 **₹ 32,67,963.00 (Rupees Thirty Two Lakhs Sixty Seven Thousands Nine Hundred And Sixty Three 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

