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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane**

Residential Flat No. 602, 6th Floor, Wing - C, "**Neelkanth Pride Co-op. Hsg. Soc. Ltd.**", Near Jayki Shelter, Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India.

Latitude Longitude : 19°12'8.1"N 73°5'39.3"E

Intended User:

Cosmos Bank

Dahisar C M Road Branch

Harsh CHSL C M Road, Opp St Thomas High School Advadoot Nagar Dahisar
East Mumbai 400068

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Wing - C, "**Neelkanth Pride Co-op. Hsg. Soc. Ltd.**", Near Jayki Shelter, Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India belongs to **Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane.**

Boundaries of the property

North : Rajashree Complex
South : Road
East : Road
West : Wing - A & The Classique 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 **₹ 39,41,437.50 (Rupees Thirty Nine Lakhs Forty One Thousands Four Hundred And Thirty Seven 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

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Residential Flat No. 602, 6th Floor, Wing - C, "Neelkanth Pride Co-op. Hsg. Soc. Ltd.", Near Jayki Shelter , Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, 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 16.12.2024 for Housing Loan Purpose.
1	Date of inspection	14.12.2024
3	Name of the owner / owners	Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane
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. 602, 6 th Floor, Wing - C, "Neelkanth Pride Co-op. Hsg. Soc. Ltd.", Near Jayki Shelter , Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India. Contact Person : Mrs. Vinita Mane (Owner's Mother) Contact No. 9757303945
6	Location, Street, ward no	Near Jayki Shelter Village - Nandivali, Dombivli (East) District - Thane
7	Survey / Plot No. of land	Village - Nandivali New Survey No - 58, Hissa No. 7
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. = 418.16 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 360.00 Balcony Area in Sq. Ft. = 58.00 Total Carpet Area in Sq. Ft. = 418.00 (Area as per Actual Site Measurement)</p> <p>Built Up Area in Sq. Ft. = 585.00 (Area As Per Agreement For Sale)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Nandivali, Dombivli (East) Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 202
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. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane

	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 KDMC / Zilla Parishad Thane norm Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,500.00 (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?	N.A.
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 flat 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.
<p>Remark: As per Site Inspection, measured total Carpet Area is 418.00 Sq. Ft. (including flowerbed area), Built up Area is 501.60 Sq. Ft., & Built up Area is 585.00 Sq. Ft. mentioned in the documents provided to us. The loading factor of Carpet Area to Built up area is 40%. We have considered the area as per the agreement for the purpose of valuation.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar C M Road Branch to assess Fair Market Value as on 16.12.2024 for Residential Flat No. 602, 6th Floor, Wing - C, "**Neelkanth Pride Co-op. Hsg. Soc. Ltd.**", Near Jayki Shelter, Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India belongs to **Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale Document No.4590/2021 Dated 26.03.2021 between M/s. Raj Ratan Builders & Developers(The Developers) And Mr. Rajesh Shahu Mane & Mrs. Manisha Rajesh Mane(The purchaser).
2)	Copy of Occupancy Certificate Document No.SPV / GRAM / PRADHIKARAN / B.V.P. / 240 / 17 dated 08.02.2017 issued by Zilla Parishad Thane.
3)	Copy of Commencement Certificate Document No.KDMC / NRV / BP / DOMBI / 126 / 2016 / 28 Dated 13.07.2016 issued by Kalyan Dombivli Municipal Corporation.

Location



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The said building is located at Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202. The property falls in Residential Zone. It is at a traveling distance 2.0 Km. from Dombivli Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 8 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. 6th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + 2 Passage + Bathroom. 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 16th December 2024

The Built Up Area of the Residential Flat	:	585.00 Sq. Ft.
---	---	----------------

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	:	585.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,62,500.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,53,562.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,850/- per Sq. M. i.e. ₹ 5,560/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 57,173/- per Sq. M. i.e. ₹ 5,312/- per Sq. Ft.
Value of property	:	585.00 Sq. Ft. X ₹ 7,000 = ₹40,95,000
Total Value of property as on 16th December 2024	:	₹40,95,000.00

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

Fair value of the property as on 16th December 2024	:	₹ 40,95,000.00 - ₹ 1,53,562.50 = ₹ 39,41,437.50
Total Value of the property	:	₹ 39,41,437.50
The realizable value of the property	:	₹35,47,294.00
Distress value of the property	:	₹31,53,150.00
Insurable value of the property (585.00 X 2,500.00)	:	₹14,62,500.00
Guideline value of the property (585.00 X 5312.00)	:	₹31,07,520.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 602, 6th Floor, Wing - C, "**Neelkanth Pride Co-op. Hsg. Soc. Ltd.**", Near Jayki Shelter , Nandivali Road, Village - Nandivali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India for this particular purpose at **₹ 39,41,437.50 (Rupees Thirty Nine Lakhs Forty One Thousands Four Hundred And Thirty Seven Only)** as on 16th 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 **16th December 2024** is **₹ 39,41,437.50 (Rupees Thirty Nine Lakhs Forty One Thousands Four Hundred And Thirty Seven 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

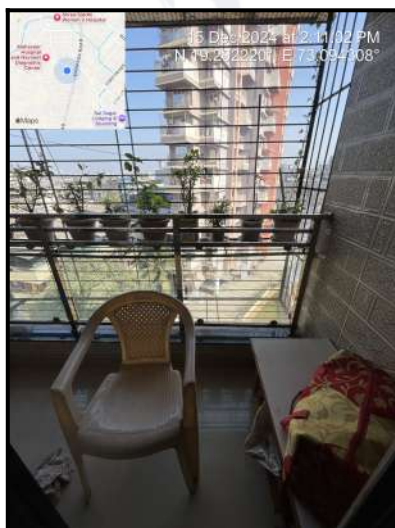
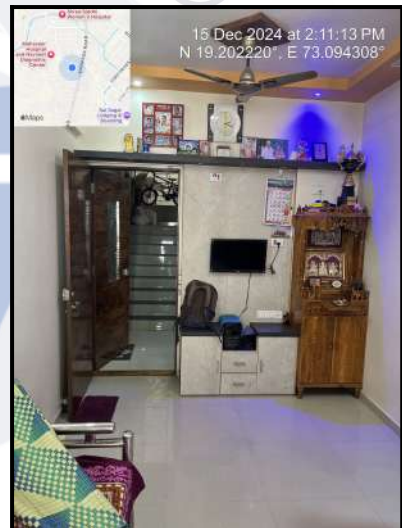
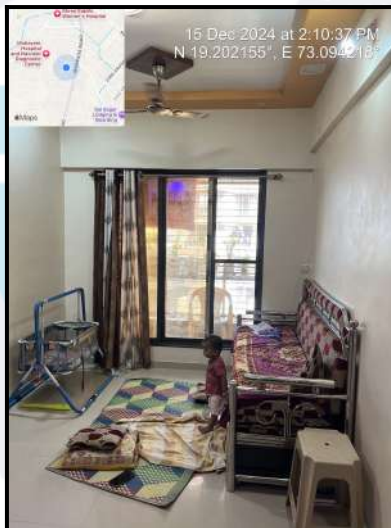
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

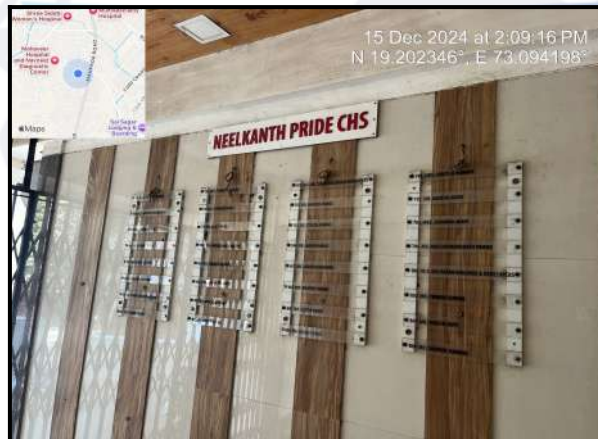
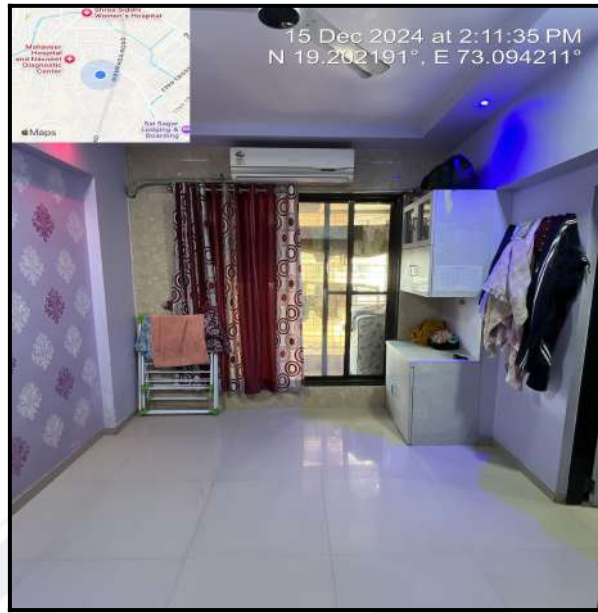
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
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 (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	: 4 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



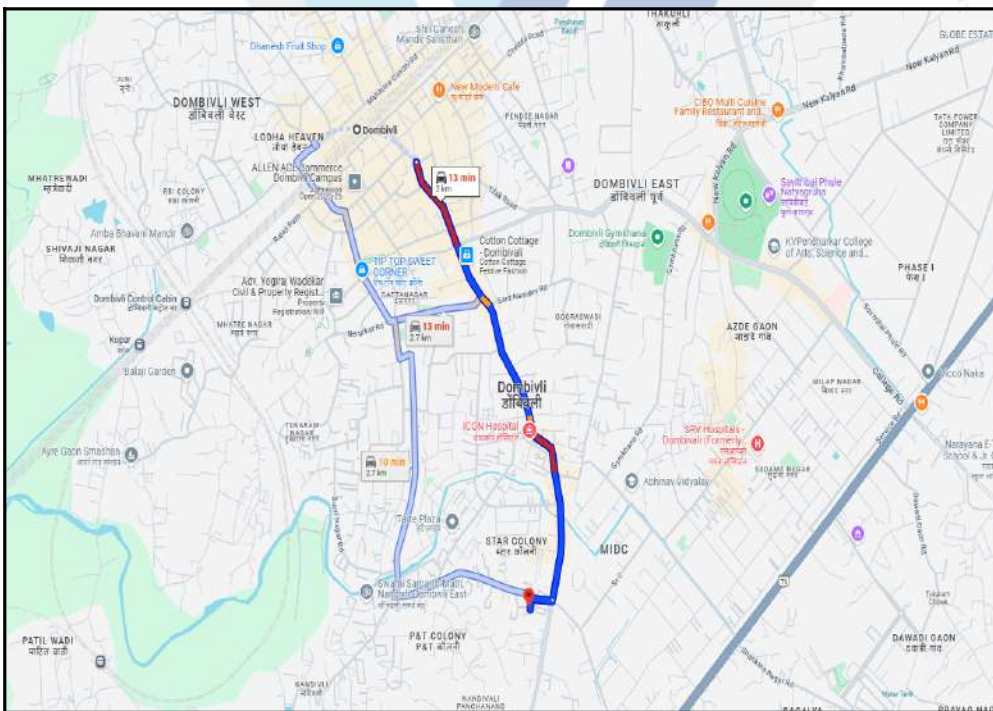
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'8.1"N 73°5'39.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 2.0 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs./)	Attribute
36/101-मौजे नांदिवली तर्फ पाचनंद गावातील रहीवास विभागातील मिळकती	21600	57000	69400 83500 69400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57000			
Increase by 5% on Flat Located on 6 th Floor	2850			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	59,850.00	Sq. Mtr.	5,560.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21600			
The difference between land rate and building rate(A-B=C)	38,250.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	57,173.00	Sq. Mtr.	5,312.00	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



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


Depreciation Percentage Table

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




Price Indicators

Property	Neelkanth Pride, Dombivali East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	372.73	410.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,244.00	₹6,585.00	-



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1 RK Flat In Neelkanth Pride For Sale In Dom...
P & T Colony near sai baba mandir

₹ 27 Lacs
Non-negotiable

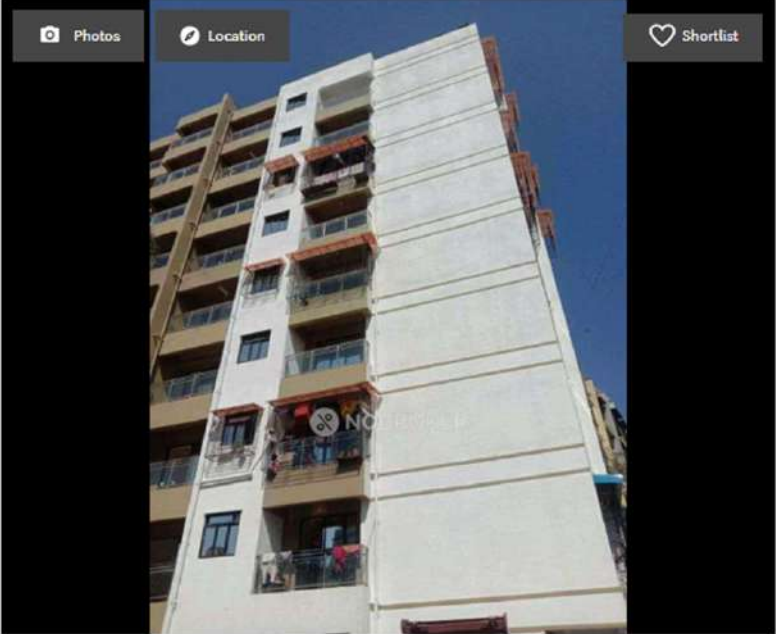
₹ 15,474/Month
Estimated EMI

410
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli east / 1rk Flat for Sale in Dombivli east / Property Det...

Photos
Location
Shortlist



1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Balcony

None
Parking

Nov 8, 2024
Posted On

Immediately
Possession

Neelkanth Pride
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: HDFC Bank AIMS Hospital Gopi Cine Mall Lok Dhara Phase 2 Garden NEW ROYAL CHEMIST

Overview

Age of Building	3-5 Years
Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M
Flooring	NA
Builtup Area	410 Sq.Ft
Furnishing Status	Unfurnished Furnish Now

Activity On This Property

23
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Property	P & T Colony Road, Dombivali East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	425.00	510.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,941.00	₹7,451.00	-

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1 BHK Flat In Sai Seva Chs For Sale In P And T...
gimar sweets

₹ 38 Lacs
Negotiable

₹ 21,779/Month
Estimated EMI

510
Sq.Ft

Need Home Loan ?
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Home / Flats for Sale in Mumbai / Flats for Sale in P & t colony / 1bhk Flat for Sale in P & t colony / Property Details

Photos
Location

Shortlist

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Oct 8, 2024
Posted On

Immediately
Possession

Sai Seva Chs
Apartment

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

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

Overview

Age of Building >10 Years

Maintenance Charges ₹1.0 Per Sq.Ft/M

Ownership Type Self Owned

Flooring Cement

Activity On This Property

13
Unique Views

0
Shortlists

1
Contacted

Powered By : NBEstimate

Sale Instances

Property	Asha Jyot CHSL., Dombivali East		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	470.83	565.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,496.00	₹7,080.00	-

16/12/2024, 12:54

lgr_11869

11869338

31-07-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 11869/2024

नोदणी :

Regn:63m

गावाचे नाव : नांदिवली तर्फे पाचानं००००

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: विभाग नं 36/101,दर 57,000/- फ्लॉट नं 102,सी विंग,पहिला मजला,क्षेत्र 565 चौ फूट बांधीव,आशा ज्योत को ऑप हौ सोसायटी लिमिटेड,प्लॉट नं 24,31 अँड 32,पी अँड टी कॉलनी,डोंबिवली पूर्व (रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र. मुद्रांक 2021/अनौ.सं.क्र. 12/प्र.क्र.107/म-1(धोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतलेली आहे.)((Survey Number : 61, Hissa No. Part ;))
(5) क्षेत्रफळ	565 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजन जॉर्ज कांजिराविलयिल (राजन के जॉर्ज) वय:-58 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 93बी/702, प्लॉट नं 26/27, सेक्टर -1, खांदा कॉलनी, पनवेल, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईशाः(०). पिन कोड:-410206 पॅन नं:-ABIPK4988L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकिता सुरेश पवार वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 002, सी विंग, आशा ज्योत को ऑप हौ सोसायटी लिमिटेड, प्लॉट नं 24, 31 अँड 32, पी अँड टी कॉलनी, डोंबिवली पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BPHPP2606G
(9) दस्तऐवज करून दिल्याचा दिनांक	18/07/2024
(10)दस्त नोदणी केल्याचा दिनांक	18/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11869/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000

Sale Instances

Property	Nav Samati CHSL., Dombivali East		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	475.00	570.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,421.00	₹7,018.00	-

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 8505/2024

नोंदणी :

Regn:63m

गावाचे नाव : नांदिवली तर्फे पाचानंंद

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3019000
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग 36/101 दर 57000 फ्लॅट नं ए-15,ए विंग,तिसरा मजला,क्षेत्र 570 चौ फूट बांधीव,नव संमती को ऑप हौ सोसायटी लिमिटेड,पी अँड टी कॉलनी,नांदिवली,डोंबिवली पूर्व विलेज नांदीवली सर्वे नं 61 हिस्सा नं पार्ट((Survey Number : 61, Hissa No. PART ;))
(5) क्षेत्रफळ	570 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गणेशन उमाचंद्रन वय:-45 पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं ए-15, ए विंग, तिसरा मजला, नव संमती को ऑप हौ सोसायटी लिमिटेड, पी अँड टी कॉलनी, नांदीवली, डोंबिवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAOPU3893R 2): नाव:-गुरुनाथन उमाचंद्रन अय्यर वय:-43 पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं ए-15, ए विंग, तिसरा मजला, नव संमती को ऑप हौ सोसायटी लिमिटेड, पी अँड टी कॉलनी, नांदीवली, डोंबिवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABPPI8638A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद भाऊसाहेब शिंदे वय:-25; पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 2, साईसेवा बिल्डिंग नं 2 को ऑप हौ सोसायटी लिमिटेड, गांधी नगर, डोंबिवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-HKYPS0790G 2): नाव:-भाऊसाहेब दत्त शिंदे वय:-53; पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 2, साईसेवा बिल्डिंग नं 2 को ऑप हौ सोसायटी लिमिटेड, गांधी नगर, डोंबिवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CNHPS7147E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8505/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th 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 **₹ 39,41,437.50 (Rupees Thirty Nine Lakhs Forty One Thousands Four Hundred And Thirty Seven 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

