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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. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar**

Residential Flat No. 105, 1st Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India.

Latitude Longitude : 19°12'17.9"N 73°0'34.4"E

Intended User:

**Cosmos Bank
Lower Parel Branch**

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013

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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 105, 1st Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar**.

Boundaries of the property

North : Railway Track
South : Internal Road / Rameshwar Complex
East : Garden
West : Open Plot / Parking

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 **₹ 83,36,100.00 (Rupees Eighty Three Lakhs Thirty Six Thousands One 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. 105, 1st Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, 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 17.12.2024 for Bank Loan Purpose.
1	Date of inspection	16.12.2024
3	Name of the owner / owners	Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar
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. 105, 1 st Floor, Building No A, "RadhaKrishna Park", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India. Contact Person : Mr. Rahul Sonar (Owner's Son) Contact No. 8424842509
6	Location, Street, ward no	Village - Parsik, District - Thane
7	Survey / Plot No. of land	Village - Parsik New Survey No - 173/1/2
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. = 842.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 602.00 Balcony Area in Sq. Ft.= 31.00 Dry Balcony Area in Sq. Ft.= 31.00 Terrace Area in Sq. Ft.= 178.00</p> <p>Carpet Area in Sq. Ft. = 674.00 Terrace Area in Sq. Ft.= 77.00 Carpet Area in Sq. Ft. = 751.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 826.10 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Parsik, Taluka - Thane, District - Thane, Pin - PIN Code - 400 605
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. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar
	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,400.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2024 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Lower Parel Branch Branch to assess Fair Market Value as on 17.12.2024 for Residential Flat No. 105, 1st Floor, Building No A, "**RadhaKrishna Park**", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar.**

We are in receipt of the following documents:

1)	Copy of Agreement Document No.19393/2021 Dated 08.10.2021 between M/s. Space Developers(The Developers) And Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar(The purchaser).
2)	Copy of Commencement Certificate V.P. No..2007 / 65 / TMC / TDD / 114 Dated 08.03.2019 issued by Thane Municipal Corporation.
3)	Copy of Approved Building Plan V.P. No..2007 / 65 / TMC / TD / DP / TPS / 392 Dated 30.03.2012 issued by Thane Municipal Corporation.
4)	Copy of RERA Certificate No.P51700023545 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.

Location



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The said building is located at Village - Parsik, Taluka - Thane, District - Thane, PIN Code - 400 605. The property falls in Residential Zone. It is at a traveling distance 1.6 Km from Kalwa Railway Station.

Building

The building under reference is having Stilt + 7 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. 1st Floor is having 5 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + bedroom + 2 Toilet + Passage + Balcony.+ Terrace. 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 17th December 2024

The Carpet Area of the Residential Flat	:	751.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	826.10 Sq. Ft. X ₹ 2,600.00 = ₹ 21,47,860.00
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	:	₹ 53,200/- per Sq. M. i.e. ₹ 4,942/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	751.00 Sq. Ft. X ₹ 11,100 = ₹83,36,100
Total Value of property as on 17th December 2024	:	₹83,36,100.00

(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 17th December 2024	:	₹ 83,36,100.00 - ₹ 0.00 = ₹ 83,36,100.00
Total Value of the property	:	₹ 83,36,100.00
The realizable value of the property	:	₹75,02,490.00
Distress value of the property	:	₹66,68,880.00
Insurable value of the property (826.10 X 2,600.00)	:	₹21,47,860.00
Guideline value of the property (826.10 X 4942.00)	:	₹40,82,586.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 105, 1st Floor, Building No A, "**RadhaKrishna Park**", Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code - 400 605, State - Maharashtra, India for this particular purpose at **₹ 83,36,100.00 (Rupees Eighty Three Lakhs Thirty Six Thousands One Hundred Only)** as on 17th 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 **17th December 2024** is **₹ 83,36,100.00 (Rupees Eighty Three Lakhs Thirty Six Thousands One 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

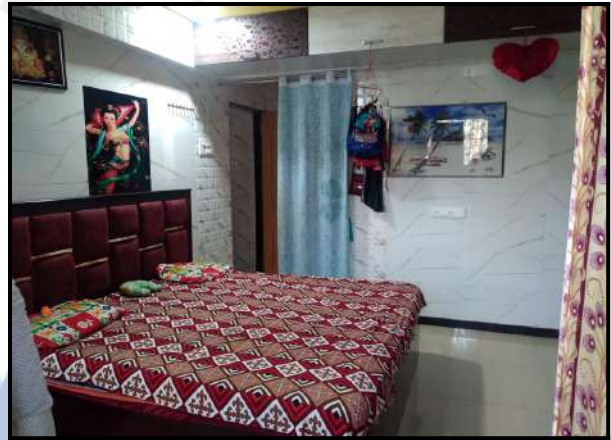
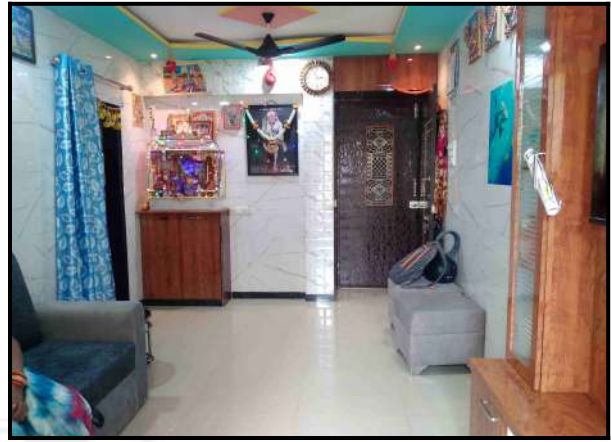
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor				
3	Year of construction	: 2024 (As per site information)				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

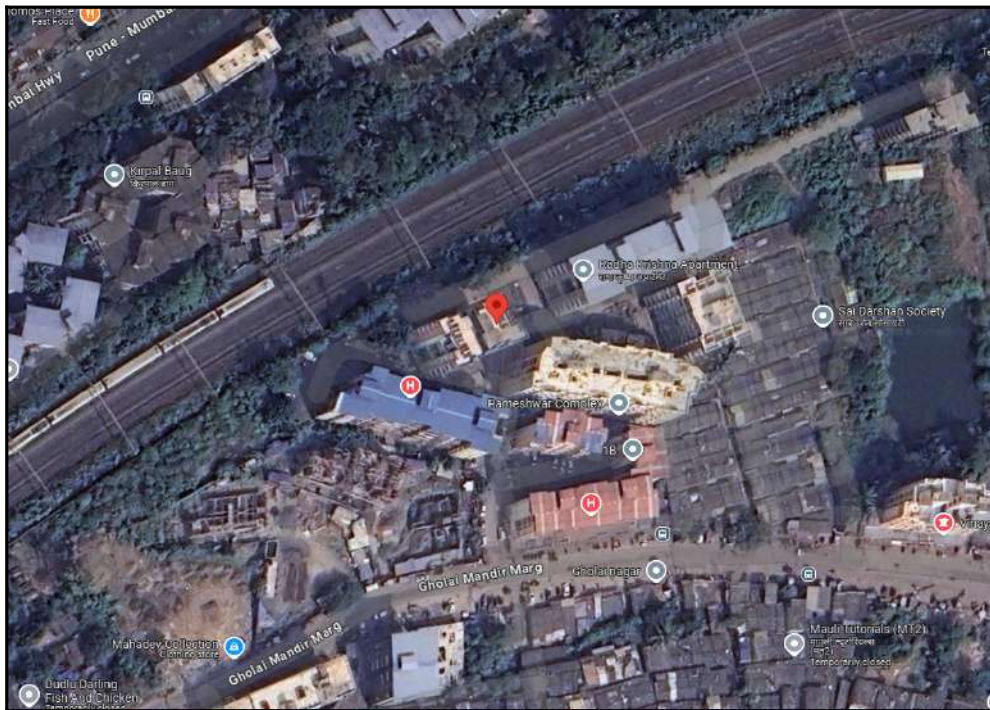
Actual Site Photographs



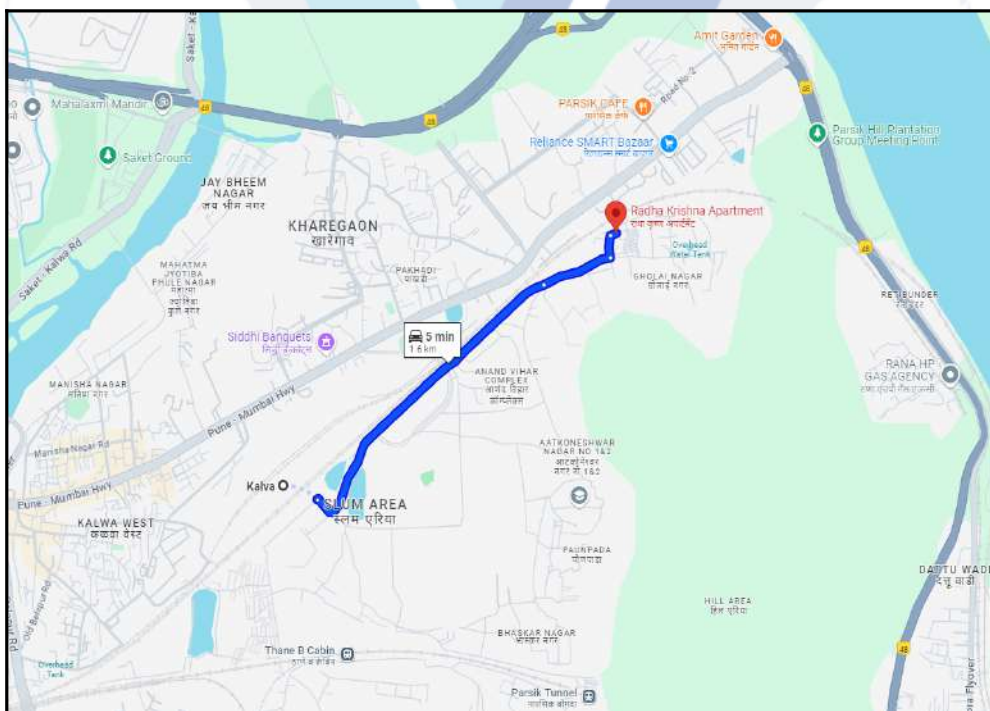
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'17.9"N 73°0'34.4"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 1.6 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

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	16/63-12अ) मुंबई-पुणे महामार्गावर दर्शनी असलेले सर्वे नंबर	28800	94600	98000	118200	98000	चौ. मीटर
SurveyNo	16/64-12ब) मुंबई-पुणे महामार्गाच्या उत्तरेकडील पारसिक गावाच्या हद्दी पर्यंतचा भुभाग सर्वे नंबर	20600	77000	78600	96400	78600	चौ. मीटर
SurveyNo	16/65-12क) मुंबई-पुणे महामार्गाच्या खालील बाजूस मध्य रेल्वे (लोकल) ओलांडून जंगलापर्यंतचा भुभाग	11000	53200	53400	66700	53400	चौ. मीटर
SurveyNo	16/66-12ड) आरक्षित जंगल	3700	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	53200			
Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	53,200.00	Sq. Mtr.	4,942.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11000			
The difference between land rate and building rate(A-B=C)	42,200.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	53,200.00	Sq. Mtr.	4,942.00	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



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

Depreciation Percentage Table

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



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	495.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,222.00	₹11,111.00	-

99acres Buy Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kalwa > Flats for sale in Gholai Nagar > 1 BHK Flats for sale in Gholai Nagar Posted on Nov 30, 2024 | Ready to move

₹55 Lac @ 8,461 per sq.ft. **1BHK 2Baths** [Contact Dealer FREE](#)
 Estimated EMI ₹43,929 [Shortlist](#)
 Flat/Apartment for Sale
 In Rameshwar complex, Gholai Nagar, Kalwa, Thane

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Dealer Details](#) [Registry Record](#) [Recommendations](#) [Articles](#)

Property (6)

Area
 Built Up area: 650 sq.ft. (60.39 sq.m.)
 Carpet area: 450 sq.ft. (41.81 sq.m.)

Configuration
 1 Bedroom, 2 Bathrooms, 3 Balconies with Others

Price
 ₹ 55 Lac+ Govt Charges & Tax
 @ 8,461 per sq.ft. (Negotiable) [View Price Details](#)

Address
 Rameshwar complex
 Gholai Nagar, Kalwa, Thane

Floor Number
 6th of 7 Floors

Facing
 East

Overlooking
 Main Road, Park/Garden, Others


Property Age
 1 to 5 Year Old


Places nearby [View All \(34\)](#)
 Gholai Nagar, Kalwa, Thane


[Gaondevi Mandir Temple](#)
[Sbi ATM](#)
[Gp parsik sahakari bank ATM](#)
[Icici ATM](#)
[Hdfc bank ATM](#)
[Axis bank ATM](#)

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	550.00	605.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,364.00	₹11,240.00	-



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)




2 BHK Flat In Aparnaraj Chs For Sale In Kalwa

[Aparnaraj Chs, Gholai Nagar](#), Kalwa, Thane, Maharashtra 400...

₹ 68 Lacs

Negotiable

₹ 48,717/Month

Estimated EMI

850

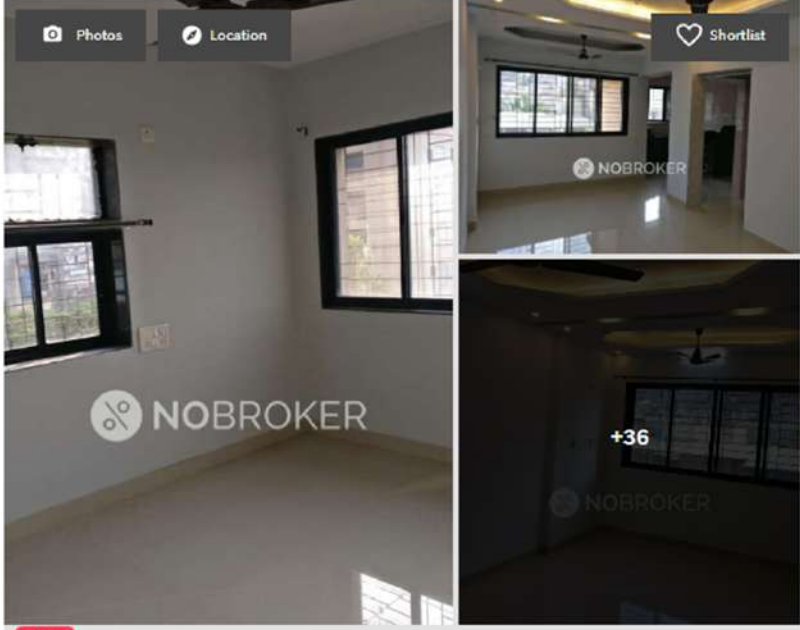
Sq.Ft

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Photos
Location
Shortlist



2 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Nov 9, 2024

Posted On

Dec 19, 2024

Possession


Aparnaraj Chs

Apartment

None

Power Backup

Contact


Verified Availability


Schedule Visit

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info



Price trends by NBEstimate

Check Now

Activity On This Property

174

Unique Views

3

Shortlists

3

Contacted

Powered By : NBEstimate

Overview

Age of Building >10 Years

Maintenance Charges ₹2.4 Per Sq.Ft/M

Builtup Area 850 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 550 Sq.Ft

Similar Properties

Nearby: [Bank Of Baroda](#) [Tulsidham](#) [Mango Hotels - Airoli, Navi Mumbai](#) [Jupiter Hospital Thane](#)

[MovieMax - Wonder Mall](#)



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	447.00	491.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,183.00	₹10,167.00	-

12/17/24, 11:01 AM		igr_21168
21168536 17-11-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 21168/2024 नोंदणी : Regn:63m
गावाचे नाव : खारेगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4999000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3422226	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मोजे - पारसिक ता व जि. ठाणे येथील गट क्र. 47/2,48/1,2,49/3,गाव खारी आणि गट क्र. 130/1,येथील फ्लॅट नं. 701,सातवा मजला,बिल्डींग नं. ए-2,श्रीजी रेसिडेन्सी बिल्डींग नं. ए-1,ए-2,बी सीएचएस.लि.,पारसिक नगर,पारसिक,कळवा,ठाणे. येथील फ्लॅटचे क्षेत्र 447 चौ.फुट(कार्पेट). सोबत एक ओपन कार पार्किंग स्पेस नं.59. झोन - 15/61 10बं... ((GAT NUMBER : गट क्र. 47/2, 48/1, 2, 49/3, गाव खारी आणि गट क्र. 130/1. ;))	
(5) क्षेत्रफळ	447 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उपेंद्र संजय बेर्डे - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉलक नं. -, रोड नं. फ्लॅट नं. 701, सातवा मजला, बिल्डींग नं. ए-2, श्रीजी रेसिडेन्सी बिल्डींग नं. ए-1, ए-2, बी सीएचएस.लि., पारसिक नगर, पारसिक, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AQUFB04355A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता प्रमोद चव्हाण - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉलक नं. -, रोड नं. बी-12, हर्डीलिया कॉलनी, तक्षशिला सोसायटी, खेडी, रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415604 पॅन नं:-ASXPC2151P 2): नाव:-प्रणित प्रमोद चव्हाण वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉलक नं. -, रोड नं. बी-12, हर्डीलिया कॉलनी, तक्षशिला सोसायटी, खेडी, रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415604 पॅन नं:-BPDPC2236P	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	21168/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	350000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://api.real-value.co.in:5001/igrSearch/673a2a8ed0a3da0ccd8ca451		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	834.00	917.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,27,698.00	₹10,25,180.00	-

52/17/24, 11:19 AM lgr_19810	
19810536 17-10-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : दु.नि. ठाणे ७ दस्त क्रमांक : 19810/2024 नोंदणी : Regn:63m
गावाचे नाव : खारेगाव	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदल	9405000
(3) बाजारभावभाडेपट्टायाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6803098.25
(4) भू.मापन,पेटशिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव-ठाणे म.न.पा.इतर वर्णन :सदनिका नं:- 103, माळा नं: 1 ता मजला,बिल्डींग सी., इमारतीचे नाव: के.एच.हार्दिस बिल्डींग सी, रोड : खारेगाव,पारसिक नगर,कळवा,ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 54.65 चौ. मी. रेरा कार्पेट सोबत इनक्लोज बाळकनी 6.275 चौ.मी आणि ओपन बाळकनी 12.47 चौ. मी व कबोर्ड एरिया 4.11 चौ. मी. सोबत एक कार पार्किंग सहित (2021/UOR12/CRE107/M1(Policy):For Women--Mudrank 2021/UOR12/CR107/M1(Policy): For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्क मध्ये 1% सवलत देण्यात आलेली आहे.)...मुद्रांक अधिनिमम 1958 चे 32 अन्वये प्रस्तुत सलेखास दि. 04/03/2021 रोजी करण्यात आलेल्या सुधारणेनुसार परि. 1 मधील अनुच्छेद 5 ग.-अ यास जमादा दाखल केलेला उपखंड क्र. 2 अन्वये मिल्कतीच्या मोबदल्याचे मुल्यांकन रु.94,05,000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 5,64,300/- इतके मुद्रांक शुल्कमध्ये दि. 25/11/2022 रोजी विकासक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन5-18995/2022 दि. 25/11/2022 रु.4,70,150/- इतके मुद्रांक शुल्कमधील रु. 1000 इतके मुद्रांक शुल्क मूळ करारास शिल्लक ठेवल्यानंतर 4,70,150/- इतके मुद्रांक शुल्क समाप्तोजित करून रु. 5,64,300/- - 4,70,150/- = 94,150/-उर्वरित रक्कम रु. 1,88,500/- इतके मुद्रांक शुल्क भरण्यात आले आहे ((Survey Number : गट. नं.26.28/1.29/1.32.33.63 अंनविन 63/6),63/ब(नविन 63/7),34/3/क.सि.सं.नं. 479,480,482/ क.488,492,487,485,491(पै. :))
(5) क्षेत्रफळ	85.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देण.या तिरून ठेवण.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिव असल्यास,प्रतिबद्धिचे नाव व पत्ता	1): नाव:-नितेश बाळकृष्ण साळवी वय:-63 पत्ता:-व्हॉट नं.-, माळा नं.-, इमारतीचे नाव:-वासत्य बंगला, जुना मुंबई पुणे रोड, संकल्प नगर, कळवा, बॉक नं.-, रोड नं:- कळवा (प), ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पिन नं:-AGLPS6290 2): नाव:-प्राव नितेश साळवी वय:-28 पत्ता:-व्हॉट नं.-, माळा नं.-, इमारतीचे नाव:-वासत्य बंगला, जुना मुंबई पुणे रोड, संकल्प नगर, कळवा, बॉक नं.-, रोड नं:- कळवा (प), ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पिन नं:-FVTPS3475L
(8)दस्तावेज करून देण.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिव असल्यास,प्रतिबद्धिचे नाव व पत्ता	1): नाव:-अनूजा गौडवतकर वय:-33, पत्ता:-व्हॉट नं. 102, माळा नं. 1 ता मजला, इमारतीचे नाव:- बिल्डींग नं. 5७, सु.पंचदीप को.ऑप.हो.सो.लि, मनिषा नगर, बॉक नं.-, रोड नं:- कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पिन नं:-BGLPG1186M
(9) दस्तावेज करून दिल्याचा दिनांक	14/10/2024
https://api.real-valor.co.in/5001/lgr/Search/671007999534792370154671	
52/17/24, 11:19 AM lgr_19810	
(10)दस्ता नोंदणी केल्याचा दिनांक	15/10/2024
(11)अनुक्रमांक.खंड व पृष्ठ	19810/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	188500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	757.00	832.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,229.00	₹10,208.00	-

12/17/24, 11:18 AM	igr_18849	
18849335 23-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 18849/2024 नोंदणी : Regn:63m
गावाचे नाव : पारसिक		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6669335.75	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2003, माळा नं: 20 वा मजला,बिल्डिंग नं बी., इमारतीचे नाव: नंदनवन होम्स-बी, ब्लॉक नं: पारसिक, रोड : कळवा ठाणे, इतर माहिती: सदनिकेचे क्षेत्र 63.72 चौ मी रेरा कार्पेट सोबत बाल्कनी 6.58 चौ मी सोबत एक कार पार्किंग सहितमौजे पारसिक सिटीएस नं 57/ए,57/बी,57/सी,59,60/ए,60/बी,60सी,61/ए,195/अ/1/ब,गट नं 90/2(जुना गट नं 89,103/1,2,104,105(पार्ट)...झोन नं 16/64-12ब),((Survey Number : 105, 89 व इतर :))	
(5) क्षेत्रफळ	70.30 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. श्रीकृपा बिल्डर्स तर्फे भागिदार नंदकुमार बी. साळवी तर्फे कु.मु. सुमित गोविंद पाटील वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यशवंत अपार्टमेंट मनीषा नगर कळवा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AAKFS6469D 2): नाव:-नंदकुमार बी.साळवी प्रो.प्रा. मेसर्स सुनिता एंटरप्रायझेस तर्फे कु.मु. सुमित गोविंद पाटील वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यशवंत अपार्टमेंट मनीषा नगर कळवा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ACAPS4553N 3): नाव:-नंदकुमार बी. साळवी तर्फे कु.मु. म्हणून सुमित गोविंद पाटील वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यशवंत अपार्टमेंट मनीषा नगर कळवा, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400605 पॅन नं:-ACAPS4553N 4): नाव:-निलेश बाळकृष्ण साळवी तर्फे कु.मु. म्हणून नंदकुमार बी. साळवी तर्फे कु.मु. सुमित गोविंद पाटील वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यशवंत अपार्टमेंट मनीषा नगर कळवा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ACAPS4553N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियांका नितिन सावर्डेकर - वय:-36; पत्ता:-प्लॉट नं: सी-1005, माळा नं: 10 वा मजला, इमारतीचे नाव: केशव हाईट्स,90 फीट रोड, ब्लॉक नं: पारसिक नगर, खारेगाव, रोड नं: कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-DJEPS7175A 2): नाव:-नितिन बळीराम सावर्डेकर - वय:-41; पत्ता:-प्लॉट नं: सी-1005, माळा नं: 10 वा मजला, इमारतीचे नाव: केशव हाईट्स,90 फीट रोड, ब्लॉक नं: पारसिक नगर, खारेगाव, रोड नं: कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-DJEPS7174B	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	18849/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	595000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
https://api.real-value.co.in:5001/igrSearch/671936d53cc6593310c78e3e		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th 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.



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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 **₹ 83,36,100.00 (Rupees Eighty Three Lakhs Thirty Six Thousands One 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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