

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir**

Residential Flat No. 104, 1<sup>st</sup> Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co-Op. Hsg. Soc. Ltd.", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India.

Latitude Longitude - 19°15'01.2"N 73°08'29.6"E

### Intended Users:

**Cosmos Bank**

**Naupada Branch**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, Maharashtra, India.



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### Regd. Office

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank/ Naupada Branch / Mrs. Jagruti Santosh Bhoir (013128/2309719)

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Vastu/Mumbai/12/2024/013128/2309719

21/10-417-PRSK

Date: 21.12.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1<sup>st</sup> Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co-Op. Hsg. Soc. Ltd.", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India belongs to **Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir.**

Boundaries of the property.

North : Om Gurukrupa CHSL  
South : Bhiwandi Murbad Road  
East : Chavan Advaitam  
West : Club Road

Considering various parameters recorded, 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 for ₹ 68,09,062.00 (Rupees Sixty Eight Lakh Nine Thousand Sixty Two 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.21 17:18:21 +05'30'



Auth. Sign.



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation report

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Valuation Report of Residential Flat No. 104, 1<sup>st</sup> Floor, Gurukrupa Apartment No. 2, "**New Gurukrupa Co-Op. Hsg. Soc. Ltd.**", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, 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 the Fair Market Value as on 21.12.2024 for Bank Loan Purpose
2	Date of inspection	17.12.2024
3	Name of the owner/ owners	<b>Mrs. Jagruti Santosh Bhoir &amp; Dr. Santosh Gajanan Bhoir</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 104, 1 <sup>st</sup> Floor, Gurukrupa Apartment No. 2, " <b>New Gurukrupa Co-Op. Hsg. Soc. Ltd.</b> ", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India. <b>Contact Person:</b> Mrs. Jagruti Santosh Bhoir (Owner) Contact No.: 9769771278
6	Location, street, ward no	Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301
	Survey/ Plot no. of land	Survey No. 15, Hissa No. 3 of Village – Chikanghar
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, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Total Carpet Area in Sq. Ft. = 997.00 (Area as per actual site measurement for Flat No. I-101 & 104) <b>Built Up Area in Sq. Ft. = 675.00</b>



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		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301
14	If freehold or leasehold land	Freehold
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
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	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
	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 norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.
(ii)	Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		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
39		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.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of completion – 2005 (As per Society Registration 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><b>Remarks:</b></p> <ol style="list-style-type: none"> <li>As per site inspection, Flat No. I-101 &amp; 104 are internally amalgamated to form a hospital comprising of Reception Area + Dr. Cabins + Consulting Rooms + General Wards + Special Wards + AC Deluxe Room + I.C.U. + Operation Room + Toilets + Pantry + Passage. As per agreement for sale 101 is nomenclated as I-101. It is advisable to get a clarification from the society regarding the final numbering of flat, change of used and separate entrance for the hospital.</li> <li>For the purpose of valuation, we have considered the aera as per agreement for sale.</li> </ol>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch for Housing Loan as on 21.12.2024 for Residential Flat No. 104, 1<sup>st</sup> Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co-Op. Hsg. Soc. Ltd.", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India belongs to **Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir.**

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

1	Copy of Agreement for Sale dated 08.03.2016 between Mrs. Smita Keshav Bhagwat (The Transferor) And Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir (The Transferee's).
2	Copy of Building Completion Certificate No. KDMC / NRV / CC / KV / 116 dated 27.06.2011 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 89 – 32 dated 02.06.2001 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Electricity Bill Consumer No. 020260395255 dated 20.11.2024 in the name of Dr. Santosh Gajanan Bhoir issued by MSEDCL.
5	Copy of Property Tax Bill No. B41012634200 dated 30.04.2024 in the name of Mrs. Jagruti Santosh Bhoir & Dr. Santosh Gajanan Bhoir issued by Kalyan Dombivli Municipal Corporation.
6	Copy of Society Registration Certificate No. TNA / KLN / HSG / (TC) / 16038 / 2004-05 / Year 2005 dated 20.01.2005.

### LOCATION:

The said building is located at Survey No. 15, Hissa No. 3 of Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.3 Km. from Kalyan railway station.



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**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" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 1<sup>st</sup> floor is having 4 Residential Flats. Building having no lift.

**Residential Flats:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor. As per site inspection, Flat No. I-101 & 104 are internally amalgamated to form a hospital comprising of Reception Area + Dr. Cabins + Consulting Rooms + General Wards + Special Wards + AC Deluxe Room + I.C.U. + Operation Room + Toilets + Pantry + Passage. As per agreement for sale 101 is nomenclated as I-101. It is advisable to get a clarification from the society regarding the final numbering of flat, change of used and separate entrance for the hospital. Hospital is finished with Vitrified tiles flooring, Teak Wood door frame with flush doors, Powder Coated Aluminum Sliding windows, Concealed electrification & Plumbing, Cement Plastering with POP finished.

**Valuation as on 21<sup>st</sup> December 2024.**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>675.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2005 (As per Society Registration Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 years
Cost of Construction	:	675.00 X 2,500.00 = ₹ 16,87,500.00
Depreciation	:	28.50%
Amount of depreciation	:	₹ 4,80,938.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,550.00 per Sq. M. i.e., ₹ 6,090.00 per Sq. Ft.
Guideline rate obtained after depreciation	:	₹ 55,675.00 per Sq. M. i.e., ₹ 5,358.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,800.00 per Sq. Ft.
<b>Value of property as on 21.12.2024</b>	<b>:</b>	<b>675.00 Sq. Ft. X ₹ 10,800.00 = ₹ 72,90,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 21.12.2024</b>	<b>:</b>	<b>₹ 72,90,000.00 - ₹ 4,80,938.00 = ₹ 68,09,062.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 68,09,062.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 61,28,156.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 54,47,250.00</b>
<b>Insurable value of the property (675.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 27,72,000.00</b>



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Guideline value (675.00 X ₹ 5,358.00)	:	₹ 36,16,650.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 104, 1st Floor, Gurukrupa Apartment No. 2, "New Gurukrupa Co-Op. Hsg. Soc. Ltd.", Birla Collage Road, Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN – 421 301, Maharashtra, India this particular purpose at ₹ 68,09,062.00 (Rupees Sixty Eight Lakh Nine Thousand Sixty Two Only) as on 21<sup>st</sup> December 2024.

### NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 21<sup>st</sup> December 2024 is ₹ 68,09,062.00 (Rupees Sixty Eight Lakh Nine Thousand Sixty Two 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.

### **PART III- DECLARATION**

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**

	<b>Technical details</b>	<b>Main Building</b>
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 1 <sup>st</sup> Floor
3	Year of construction	2005 (As per Society Registration Certificate)
4	Estimated future life	41 Years, Subject to proper, preventive periodic maintenance & structural repairs



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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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

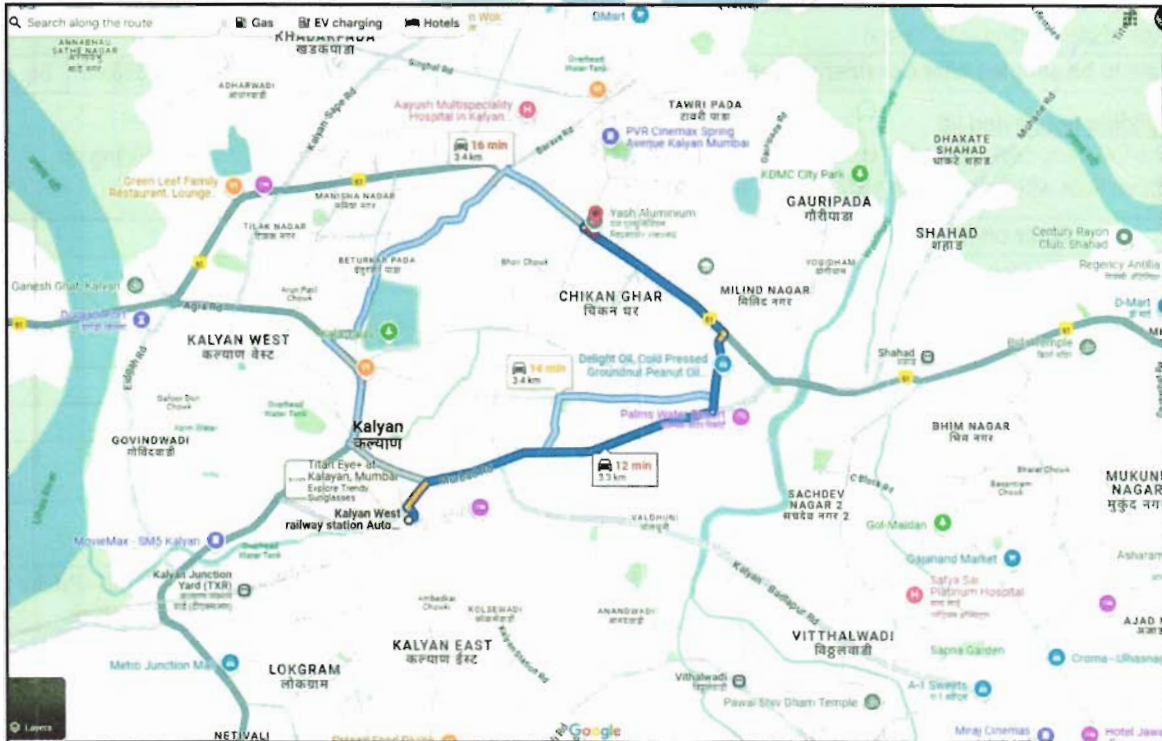
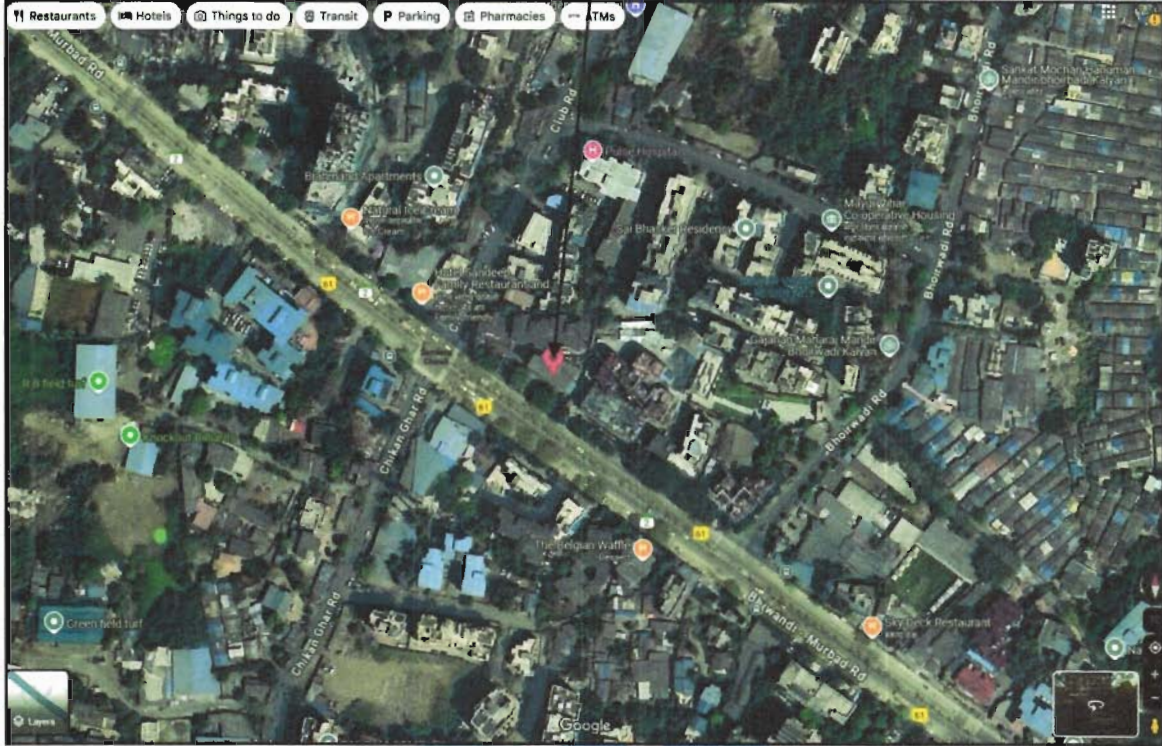


### Actual site photographs



## Route Map of the property

Site,u/r



**Latitude Longitude - 19°15'01.2"N 73°08'29.6"E**

**Note:** The Blue line shows the route distance to site from nearest railway station (Kalyan – 3.3 Km.)



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## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन			
Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )					
Home		Valuation Guidelines   User Manual			
Year	2024-2025	Language	English		
Selected District	Thane				
Select Taluka	Kalyan				
Select Village	Gavache Nav : CHKAN GHAR (Kalyan Dor)				
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZone				
Enter Survey No	15	<input type="button" value="Search"/>			
वर्ग/विभाग	भूमी दर/मीटर	निवासी सदनिका	औद्योगिक दुकाने	औद्योगिक एकक (Rs./)	Attribute
2/12 - विभाग 9 विक्रयधर (अ) नवीन सुरवात हायवेवर असलेल्या सर्व मिळकती	24100	69000	76100 86000	76100	श्री. सीट सर्वेक्षण पत्रक

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,000.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	3,450.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>65,550.00</b>	<b>Sq. Mtr.</b>	<b>6,090.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,100.00			
The difference between land rate and building rate (A – B = C)	41,450.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years)	81%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>57,675.00</b>	<b>Sq. Mtr.</b>	<b>5,358.00</b>	<b>Sq. Ft.</b>

### 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%

**Table – D: 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	No Broker		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	541.00	650.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	13,846.00	₹ 11,538.00	-



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**2 BHK Flat In Sai Sankul For Sale In Khadakpada** ₹ 75 Lacs


Barave Road. ₹ 42,985/Month

Resale 650


Barave Road. Estimated EMI

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Photos Location



Shortlist



+6

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2 Bedroom Nov 25, 2024

1 Bathroom Jan 25, 2025

NA Sai Sankul

Bike and Car None

[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 Madhav Shristi Balaji Ent And Eye Hospital SMS Multipler

Lok Dhara Phase 2 Garden

**Overview**


Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹ 1.8 Per Sq.Ft/M	Flooring NA
Builtup Area 690 Sq.Ft	Furnishing Status Semi <a href="#">Furnish Now</a>
Facing Don't Know	Floor 1/7
Parking Bike And Car	Gated Security Yes

**Activity On This Property**

0 Unique Views 0 Shortlists 0 Contacted

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**Similar Properties**

 2 BHK Flat In Sai Para...  
Khadakpada Road

## Price Indicators

Property	Flat		
Source	<a href="https://housing.com">housing.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	693.00	831.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	14,286.00	₹ 11,905.00	-

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Home / Thane / Beyond Thane / Kalyan West / Chavan Advaitam Last updated: Dec 19, 2024

### Chavan Advaitam RERA

By SAIDEEP CONSTRUCTIONS


Near Sandip Hotel, Kalyan West, Beyond Thane, Kalyan

**₹99.0 L - 1.7 Cr** | ₹14.29 K - 17.17 K/sq.ft


EMI starts at ₹49.15 K

Price excludes maintenance, floor rise c... See More

Contact Developer



2, 3 BHK Apartments Configurations
Dec, 2026 Possession Starts
₹14.29 K - 17.17 K/sq.ft Avg. Price
693 - 990 sq.ft. (Carpet, Area) Sizes



+

30 more

Overview / Home
Around This Project
More About Project
Project Properties
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**Property Location**  
Near Sandip Hotel, Kalyan West, Beyond Thane, Kalyan

**Around This Project**

School

Vani Vidyalaya Primary School

**1 min**  
(0.5 km)

Hospital

Uma Hospital

**1 min**  
(0.5 km)

View more on Maps

Nice choice. Let's connect with the Developer

**Contact Seller**

SC

**Saideep Constructions**

Developer

**+918002...**

Please share your contact

Name

## Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1061.00	1167.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	11,027.00	₹ 10,025.00	-

1825871 15-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 18258/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : चिकणघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8040125	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: कल्याण डोंबिवली महानगर पालिका हद्दीतील मौजे चिकणघर स नं 15 हि नं 4/1 व स नं 9 हि नं 3/1/2/2/क/1 व 3/1/2/2/क/2 या मिळकतीवरील इमारत क्र. 1 चव्हाण अद्यतम सदनिका क्र. 1606 एकोणविसावा मजला क्षेत्र 92.78 चौ. मी. कारपेट व 5.76 चौ. मी. ओपन टेरेस असे एकुण क्षेत्र 98.54 चौ. मी.( ( Survey Number : 15,9 ; HISSA NUMBER : 4/1.3/1/2/2/C/1, 3/1/2/2/C/2 ; ) )	
(5) क्षेत्रफळ	98.54 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. साईदेव केसूक्शन या भागीदारी संस्थे तर्फे भागीदार श्री. मिलिंद साहेबराव चव्हाण . - वय:-43 पत्ता:-प्लॉट नं. ., माळा नं. . इमारतीचे नाव: 402, माळा नं: चौथा मजला . इमारतीचे नाव: रामकृष्ण भवन 2, ब्लॉक नं: सन सोमण स्केअर समोर. रोड नं: सहजानंद चौक, कल्याण पश्चिम. महाराष्ट्र, ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, THANE पिन कोड:-421301 पॅन नं:- ABEFS5143D	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप दिनकर पाटिल वय:-42; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव ए२०४, सावळाराम श्रुष्टी सीएचएस, आर.टी.ओ. जवळ, कल्याण वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-APRPPS205Q 2): नाव:-शुभांगी एस, पाटील . - वय:-39; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ए२०४, सावळाराम श्रुष्टी सीएचएस, आर.टी.ओ. जवळ, कल्याण वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-BCDPP6196A	
(9) दस्तावेज करून दिल्याचा दिनांक	13/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	18258/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	819000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)थोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	357.00	428.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	11,753.00	₹ 9,794.00	-

1587371 05-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 15873/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : चिकणघर</b>		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	4200000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2748960	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: मौजे चिकणघर कल्याण डोंबिवली महानगरपालिका हद्दीतील सर्वे न .15 /5 या जमिनीवरील श्री विघ्नहर संकुल को ऑप हौसिंग सोसायटी ली मधील तळ मजल्यावरील निवासी सदनिका क्र.005 क्षेत्र 33 .20 चौ.मी कार्पेट( ( Survey Number : 15/5 ; ) )	
(5) क्षेत्रफळ	33.20 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:-जितेश भालचंद्र मढवी वय:-36 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रौड नं: राम गौराई निवास, गावदेवी मंदीरा जवळ, खिटावा, ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-400605 पॅन नं:- 2): नाव:-श्रेहा जितेश मढवी वय:-27 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रौड नं: राम गौराई निवास, गावदेवी मंदीरा जवळ, खिटावा, ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-400605 पॅन नं:-	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वनाथ शंकर गुप्ता वय:-44; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रौड नं: फ्लॉट न 6 तळ मजला कल्पतरू एस आरए सीएचएस एल 90 रौड गावनपाडा मुलुंड ईस्ट मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400081 पॅन नं:- 2): नाव:-अर्चना विश्वनाथ गुप्ता वय:-37; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: ., रौड नं: फ्लॉट न 6 तळ मजला कल्पतरू एस आरए सीएचएस एल 90 रौड गावनपाडा मुलुंड ईस्ट मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400081 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	14/07/2023	
(11) अनुक्रमक्र.खंड व पृष्ठ	15873/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

This exercise is to assess **Fair Market Value** of the property under reference as on **21<sup>st</sup> 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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



### 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, 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 for **₹ 68,09,062.00 (Rupees Sixty Eight Lakh Nine Thousand Sixty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.21 17:18:30 +05'30'

Auth. Sign.



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