

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar**

Residential Duplex Flat No. 401 & 501, 4<sup>th</sup> & 5<sup>th</sup> Floor, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country – India.

Latitude Longitude: 19°15'11.2"N 73°07'40.5"E

## Valuation Done for:

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**Cosmos Bank**

**Mulund (East) Branch**

Pornima Darshan Housing Socitey, 90 Feet DP Road, Mulund (East),  
Mumbai – 400081, State - Maharashtra, Country – India

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

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Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

**VALUATION OPINION REPORT**

The property bearing Residential Duplex Flat No. 401 & 501, 4<sup>th</sup> & 5<sup>th</sup> Floor, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country – India belongs to **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar.**

Boundaries of the property.

North	Triveni Garden
South	Old House
East	Internal Road / Croma
West	Open Plot

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 and valued for banking purpose at **₹ 1,46,58,475.00 (Rupees One Crore Forty Six Lakh Fifty Eight Thousand Four Hundred Seventy Five 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.**

Sharadkumar B. Chalikwar  
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=CMO  
email=sharadkumar@vastukala.org, c=IN  
Date: 2021.12.07 17:22:14 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S), INDIA

Tel. : +91 240 2485151  
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**Valuation Report of Residential Duplex Flat No. 401 & 501, 4<sup>th</sup> & 5<sup>th</sup> Floor, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country – India**

**Form 0-1**

(See Rule 8 D)

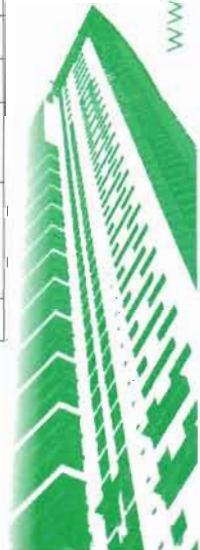
**REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)**

**GENERAL:**

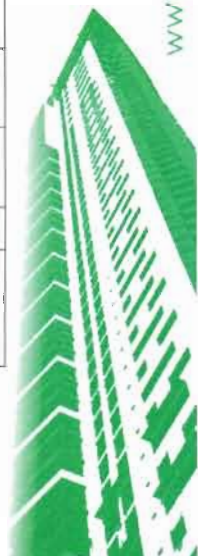
1	Purpose for which the valuation is made	To assess the Fair Market Value as on 06.12.2021 for Bank Loan Purpose								
2	Date of inspection	30.11.2021								
3	Name of the owner/ owners	<b>Shri. Sachin Madhukar Paithankar &amp; Mrs. Manjusha Sachin Paithankar</b>								
4	If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)								
5	Brief description of the property	Residential Duplex Flat No. 401 & 501, 4 <sup>th</sup> & 5 <sup>th</sup> Floor, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country – India								
6	Location, street, ward no	Jail Road, Aadharwadi, Kalyan (West)								
7	Survey/ Plot no. of land	Survey No. 71, Hissa No. 1, 2, 3, 4, 5, 6 & 7 of Village Kalyan								
8	Is the property situated in residential/ commercial / mixed area / industrial area?	Residential								
9	Classification of locality-high class/ middle class/poor class	Middle Class								
10	Proximity to civic amenities like schools, Hospitals, Offices, 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, Railway								
	<b>LAND</b>									
12	<b>Area of land supported by documentary proof. Shape, dimension and physical features</b>	<p><b>Carpet Area as per actual site measurement are as under :</b></p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>401</td> <td>873.00</td> </tr> <tr> <td>501</td> <td>714.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,587.00</b></td> </tr> </tbody> </table> <p><b>Carpet Area as per Agreement for Sale are as under :</b></p>	Flat No.	Carpet Area in Sq. Ft.	401	873.00	501	714.00	<b>Total</b>	<b>1,587.00</b>
Flat No.	Carpet Area in Sq. Ft.									
401	873.00									
501	714.00									
<b>Total</b>	<b>1,587.00</b>									



		Flat No.	Carpet Area in Sq. Ft.
		401	836.00
		501	798.00
		<b>Total</b>	<b>1,634.00</b>
<b>Built Up Area are as under :</b>			
		Flat No.	Built Up Area in Sq. Ft. (Carpet + 20%)
		401	1,003.00
		501	958.00
		<b>Total</b>	<b>1,961.00</b>
13	Roads, Streets or lanes on which the land is abutting	Jail Road, Adharwadi, Kalyan (West)	
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 increase 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 provided	
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.	N.A.	
21	Attach a dimensioned site plan	Attached	
<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	



25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
<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	N.A.
(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.
<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.,	As per sub register of assurance record



	sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Duplex Flat in an apartment. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, 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 Construction – 2007 (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.
45	<b>Remarks</b>	



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**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Mulund (East) Branch, we have valued Residential Duplex Flat No. 401 & 501, 4<sup>th</sup> & 5<sup>th</sup> Floor, Building No. 9, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country – India belongs to **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 25.09.2006.
2.	Copy of Amended Commencement Certificate No. KDMP / NRV / BP / KV / 148 – 56 dated 21.06.2005 issued by Kalyan Dombivali Municipal Corporation.
3.	Copy of N.A. Order No. Mahasul / K-1 / T-7 / NAP / SR – 55 / 2004 dated 30.04.2004 issued by Sub-District Officer, Thane.
4.	Copy of Share Certificate No. 31 dated 26.03.2012 issued by Royal Residency (Phase – II) Co-op. Hsg. Soc. Ltd. for Flat No. 401.
5.	Copy of Share Certificate No. 34 dated 26.03.2012 issued by Royal Residency (Phase – II) Co-op. Hsg. Soc. Ltd. for Flat No. 501.
6.	Copy of Amended Commencement Certificate No. KDMP / NRV / BP / KV / 148 – 56 dated 21.06.2005 issued by Kalyan Dombivali Municipal Corporation.

**LOCATION:**

The said building is located Survey No. 71, Hissa No. 1, 2, 3, 4, 5, 6 & 7 of Village Kalyan, Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is about 2.6 Km. travelling distance from Kalyan railway station.

**BUILDING:**

The building under reference is having Ground (Pt) + Stilt (Pt) + 1<sup>st</sup> + 7<sup>th</sup> Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades. The building external condition is good. The building is used for residential purpose. The 4<sup>th</sup> & 5<sup>th</sup> Floor is having 3 Residential Flats. 1 Lift is provided in the building.

**RESIDENTIAL DUPLEX FLAT:**

The Residential Duplex Flat under reference is situated on 4<sup>th</sup> & 5<sup>th</sup> Floor. The composition of flat on 4<sup>th</sup> Floor is 1 Bedroom + Living Room + Kitchen + 1 Toilet + Passage + Terrace + Internal Staircase to the upper floor & on 5<sup>th</sup> Floor is 3 Bedrooms + 3 Toilets + Passage + Internal staircase to the lower floor. The residential duplex flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder coated aluminium sliding windows, Concealed and openable plumbing with C.P. fittings, Electrical wiring with concealed capping, Cement plastering with POP false ceiling.



**Valuation as on 06<sup>th</sup> December 2021**

The Total Built Up Area of the Residential Duplex Flat : 1,961.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	2007 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2021	:	14 Years
Cost of Construction	:	1,961.00 X 2,500.00 = ₹ 49,02,500.00
Depreciation $\{(100 - 10) \times 14 / 60\}$	:	21.00%
Amount of Depreciation	:	₹ 10,29,525.00
Guideline rate obtained from the Stamp Duty Ready	:	₹ 70,500.00 per Sq. M.
Reckoner for new property	:	i.e. ₹ 6,550.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 61,660.00 per Sq. M. i.e. ₹ 5,728.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,000.00 per Sq. Ft.
<b>Value of property as on 06.12.2021</b>	:	<b>1,961.00 Sq. Ft. X ₹ 8,000.00 = ₹ 1,56,88,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2021 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 06.12.2021</b>	:	<b>₹ 1,56,88,000.00 (-) ₹ 10,29,525.00 = ₹ 1,46,58,475.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,46,58,475.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,31,92,627.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,17,26,780.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 49,02,500.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Duplex Flat No. 401 & 501, 4<sup>th</sup> & 5<sup>th</sup> Floor, Building No. 9, "Royal Residency (Phase - II) Co-op. Hsg. Soc. Ltd.", Jail Road, Adharwadi, Kalyan (West), Thane – 421301, State - Maharashtra, Country –India for this particular purpose at **₹ 1,46,58,475.00 (Rupees One Crore Forty Six Lakh Fifty Eight Thousand Four Hundred Seventy Five Only)** as on 06<sup>th</sup> December 2021.





## NOTES

1. I, Sharadkumar 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 06<sup>th</sup> December 2021 is at **₹ 1,46,58,475.00 (Rupees One Crore Forty Six Lakh Fifty Eight Thousand Four Hundred Seventy Five 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:



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## ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Ground (Pt) + Stilt (Pt) + 1st to 7 <sup>th</sup> Upper Floors
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Duplex Flat on 4 <sup>th</sup> & 5 <sup>th</sup> Floor
3	Year of construction	2007 (As per Occupancy Certificate)
4	Estimated future life	46 years Subject to proper, preventive periodic maintenance and 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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood door frame with flush doors, Powder coated aluminium sliding windows
10	Flooring	Vitrified tiles 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.
15	(i) Internal wiring: surface /conduit	Concealed wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.	Good
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior coloured / superior white/ordinary.	Superior white
17	Compound wall Height and length Type of construction	5'6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	1 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 provide 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

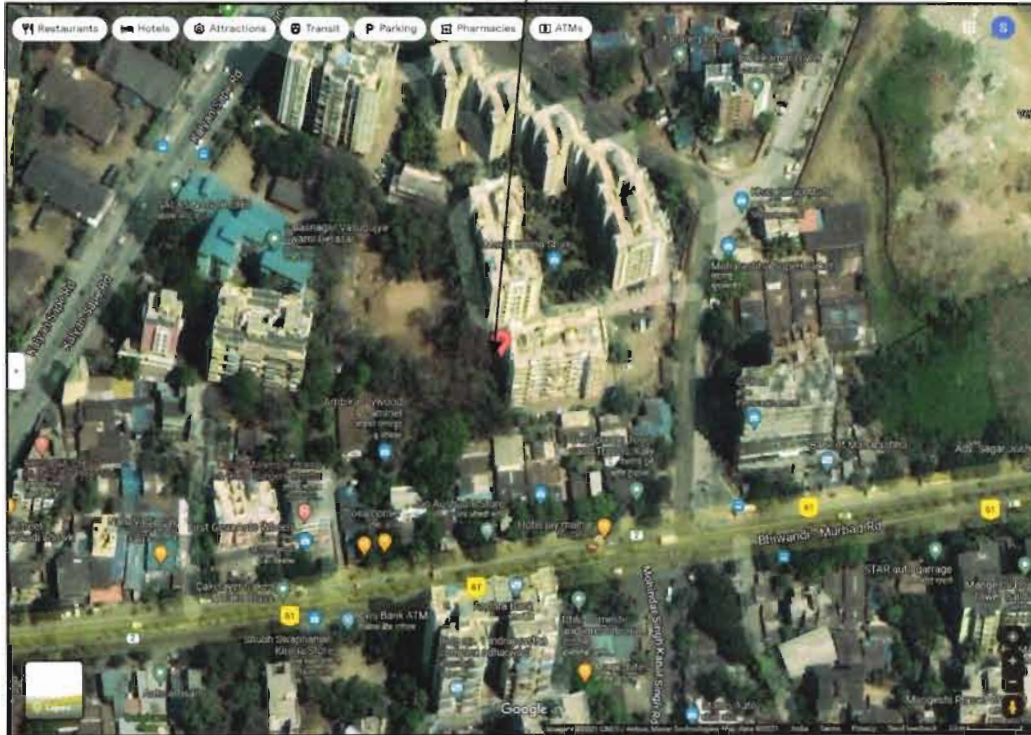


## Actual site photographs



## Route Map of the property

Siteu/r




**Latitude Longitude: 19°15'11.2"N 73°07'40.5"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Kalyan – 2.6 Km.)



## Ready Reckoner


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

Home
Valuation Rates
User Manual
Close
Feedback

Year: 2021/2022 Language: English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : कल्याण

Search By:  Survey No  Location

Enter Survey No: 71

उपविभाग	पूजी क्षेत्र	शिवाजी सदनिका	मंजूरित	दुकाने	जीवोत्पन्न	एरर (Rs.)	Attribute
1/1-विभाग (10अ) कल्याण उपनगर (अ)कल्याण उपनगर प्रभागाची व्याप्ती:-[पूर्वेम-चिक्नगर, कोठीवली व पंधारे यांची पश्चिम हद्द]उत्तरेम [बाहेर व कोठीवली यांची दक्षिण हद्द]पश्चिमेम- [पिंपरीकडून वेपारा रस्त्याच्या उत्तरेकडील खाडीचा भाग] दक्षिणेम [पिंपरी रस्त्यापासून कल्याण-मुद्राळ पधोवी रस्ता, चिक्नगर गावाच्या पश्चिम हद्दीपर्यंत व आठारवाडी गावठाण सख्खे नंबर]	26300	70500	79300	91900	79300	चौ. मीटर	सख्खे नंबर
1/6-विभाग (10ब-2)कल्याण कल्याण गावठाणमध्ये प्रभागाची व्याप्ती उपनगर: [पूर्वे दुर्गाची किल्याने आशा रोडने महाकानंद चौकापर्यंत येथून शिवाजी चौकापर्यंत शिवाजी चौकापासूनसिड कडे जाणारा रस्त्याने पधो पुलापर्यंत] पश्चिम: [मध्य रेल्वे मार्ग व आशा रस्ता वामेडील खाडीचा भाग दक्षिण पधो पुलापासून मुंबई कडे जाणारा मध्य रेल्वे मार्गाचा भाग]दक्षिण[पश्चिमेम येथून सख्खे रस्त्यापर्यंत]	22500	53300	62700	74500	62700	चौ. मीटर	सि.टी.एस. नंबर



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## Price Indicators

**NOBROKER**
My Bookings Home Pg. Rent Post Your Property

**1 BHK Flat For Sale In Galkar Pada**  
Standalone Building, Adhar Road, Chawl, opp. Andhra Bank, Loan verified

**₹ 45 Lacs**  
Registration

**₹ 25,791/Month**  
(Estimated EM)

**560**  
Sq.Ft

Need Home Loan?

Apply Loan

Home / Mumbai / Galkar pada / 1Bhk / Property Details

**1 Bedroom**  
No. of Bedroom

**2 Bathroom**  
No. of Bathroom

**1**  
BHK

**None**  
Furnishing

**Nov 8, 2021**  
Posted On

**Immediately**  
Availability

**Standalone Building**  
Non-Resident Building

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.0 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	560 Sq.Ft	Furnishing Status	Semi <span style="border: 1px solid black; padding: 1px 5px;">Furnish Now</span>

**Activity On This Property**

0  
Owner views

0  
Shortlists

0  
Contacts

Powered By: NRI Estimate

Nearby: D Mart   PVR   McDonald's   Prasad Food Drive   Kalyan Jn

**NOBROKER**
My Bookings Home Pg. Rent Post Your Property

**1 BHK Flat For Sale In Shree Krupa Enterprise In Kalyan...**  
Sambhajirao Nagar, Adhar Road, Khadakpada, Kalyan, Maharashtra 411002

**₹ 45 Lacs**  
Registration

**₹ 25,791/Month**  
(Estimated EM)

**670**  
Sq.Ft

Need Home Loan?

Apply Loan

Home / Mumbai / Kalyan west / 1Bhk / Property Details

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**3**  
BHK

**Bike and Car**  
Furnishing

**Nov 10, 2021**  
Posted On

**Immediately**  
Availability

**Shree Krupa Enterpr...**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

**Overview**

Age of Building	Bewly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq. Ft/M	Flooring	Vitrified Tiles
Buildup Area	670 Sq.Ft	Furnishing Status	Unfurnished <span style="border: 1px solid black; padding: 1px 5px;">Furnish Now</span>

**Activity On This Property**

0  
Owner views

0  
Shortlists

0  
Contacts

Powered By: NRI Estimate

Nearby: D Mart   PVR   McDonald's   Prasad Food Drive   Kalyan Jn



## Sale Instance

Index 2	
322270 06-09-2021 Note:-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : दु.नि. कल्याण 1 दस्ता क्रमांक : 3222/2021 नोंदणी Ragn:63m
गावाचे नाव : कल्याण	
(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदरता	6300000
(3) बाजारभाव भाडेपट्टीच्या बाबतिसपट्टीकार आकारणी देणे वी पट्टीदार ने नमुद करावे	5572000
(4) भू. मापन पोटहिस्ता व घरकामांक असल्यास	1) पोलिकेचे नाव कल्याण-डोंबिवली इतर वर्जान इतर माहिती मीठे कल्याण सा कल्याण वि. ठाणे पोर्षल सर्वे न 71 हिस्ता न 1,2,3,4,5,6 आणि 7 जावरोल रीयल रचिडेन्सी (फेज 2) को अप ही को ली मधील विलिडिंग न 10 सदनिका न 103 जविला मजला क्षेत्र 65.06 चौ मीटर कारपेट मालमला क्र. सी 03013399200 ( Survey Number: 71 - I )
(5) क्षेत्रफळ	65.06 चौ मीटर
(6) आकारणी किंवा दुही देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या तिथीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिसादिके नाव व पत्ता	1) नाव - राजेंद्र बाबूलाल मंत्री - वय-57 पत्ता - लॉट नं . माळा नं . इमारतीचे नाव - ब्लॉक नं . रोड नं विलिडिंग नं 5/6 ए विंग पुष्पावली अपार्टमेंट बझार पेट कल्याण महाराष्ट्र ठाणे पिन कोड -421301 पिन नं -AAVPM0475B 2) नाव - किरीट राजेंद्र मंत्री - वय-65 पत्ता - लॉट नं . माळा नं . इमारतीचे नाव - ब्लॉक नं . रोड नं विलिडिंग नं 5/6 ए विंग पुष्पावली अपार्टमेंट बझार पेट कल्याण महाराष्ट्र ठाणे पिन कोड -421301 पिन नं -AFNPM3137N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिसादिके नाव व पत्ता	1) नाव - मंगेश दत्तात्रय जोशी - वय-50 पत्ता - लॉट नं . माळा नं . इमारतीचे नाव - ब्लॉक नं . रोड नं सदनिका नं 104/105 गोपाल म्हुनी लक्ष्मी गोपाल को अप ही को ली सिडेश्वर विन जयनाथ कल्याण महाराष्ट्र ठाणे पिन कोड -421301 पिन नं -AAIPI0317K 2) नाव - मानसो मंगेश जोशी - वय-45 पत्ता - लॉट नं . माळा नं . इमारतीचे नाव - ब्लॉक नं . रोड नं सदनिका नं 104/105 गोपाल म्हुनी लक्ष्मी गोपाल को अप ही को ली सिडेश्वर विन जयनाथ कल्याण महाराष्ट्र ठाणे पिन कोड -421301 पिन नं -AKGPK3362H
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2021
(11) अनुक्रमीक खंड व पृष्ठ	3222/2021
(12) बाजारभाव प्रमाणे मुद्रांक शुल्क	252000
(13) बाजारभाव प्रमाणे नोंदणी शुल्क	30000
(14) नोंदणी शुल्कासाठी विचारात घेतलेला तपशील .	

मुद्रांक शुल्क अकारनाम मिळवलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to :-

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **06<sup>th</sup> December 2021**

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 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.

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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 **₹ 1,46,58,475.00 (Rupees One Crore Forty Six Lakh Fifty Eight Thousand Four Hundred Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=word@vastukala.org, c=IN  
Date: 2021.12.07 17:22:46 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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