

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, 4th & 5th 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

Intended Users:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Shri. Sachin Madhukar Paithankar (013274/2309803) Page 2 of 19

Vastu/Mumbai/12/2024/013274/2309803

26/23-501-PRRJ

Date: 26.12.2024

VALUATION OPINION REPORT

The property bearing Residential Duplex Flat No. 401 & 501, 4th & 5th 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 ₹ 1,63,98,862.00 (Rupees One **Creore Sixty-Three Lakh Ninety-Eight Thousand Eight Hundred 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.26 17:58:27 +05'30'

Auth. Sign.



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Regd. Office

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Valuation Report of Residential Duplex Flat No. 401 & 501, 4th & 5th 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 26.12.2024 for Bank Loan Purpose												
2	Date of inspection	23.12.2024												
3	Name of the owner/ owners	Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar												
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 th & 5 th 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												
	LAND													
12	Area of land supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area as per actual site measurement are as under:</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>Total</td> <td>1,587.00</td> </tr> </tbody> </table> <p>Carpet Area as per Agreement for Sale are as under:</p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Flat No.	Carpet Area in Sq. Ft.	401	873.00	501	714.00	Total	1,587.00	Flat No.	Carpet Area in Sq. Ft.		
Flat No.	Carpet Area in Sq. Ft.													
401	873.00													
501	714.00													
Total	1,587.00													
Flat No.	Carpet Area in Sq. Ft.													

		401	836.00
		501	798.00
		Total	1,634.00
		Built Up Area are as under:	
		Flat No.	Built Up Area in Sq. Ft. (Carpet + 20%)
		401	1,003.00
		501	958.00
		Total	1,961.00
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	
	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	
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
RENTS		
(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.
SALES		
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 register of assurance record
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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Construction – 2007 (As per Previous Valuation Report)
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	Remarks	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Mulund (East) Branch, we have valued Residential Duplex Flat No. 401 & 501, 4th & 5th 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 between M/s. Royal Enterprises (The Promoter) And Mr. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar (The Purchasers) – For Flat No. 401.
2.	Copy of Agreement for Sale dated 04.01.2008 between M/s. Royal Enterprises (The Promoter) And Mrs. Manjusha Sachin Paithankar (The Purchasers) – For Flat No. 501.
3.	Copy of Amended Commencement Certificate No. KDMP / NRV / BP / KV / 148 – 56 dated 21.06.2005 issued by Kalyan Dombivali Municipal Corporation.
4.	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.
5.	Copy of Share Certificate No. 31 dated 26.03.2012 issued by Royal Residency (Phase – III) Co-op. Hsg. Soc. Ltd. for Flat No. 401.
6.	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.
7.	Copy of Previous Valuation Report Dated 06.12.2024 issued by Vastukala Consultants Pvt. Ltd.



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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) + 1st + 7th 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 4th & 5th 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 4th & 5th Floor. The composition of flat on 4th Floor is 1 Bedroom + Living Room + Kitchen + 1 Toilet + Passage + Terrace + Internal Staircase to the upper floor & on 5th 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 06th December 2021

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

Year of Construction of the building	:	2007 (As per Previous Valuation Report)
Expected total life of building	:	43 Years
Age of the building as on 2021	:	17 Years
Cost of Construction	:	1,961.00 X 2,500.00 = ₹ 49,02,500.00
Depreciation $\{(100 - 10) \times 17 / 60\}$:	25.00%
Amount of Depreciation	:	₹ 12,50,138.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 72,600.00 per Sq. M. i.e., ₹ 6,745.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,729.00 per Sq. M. i.e., ₹ 6,013.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
Value of property as on 26.12.2024	:	1,961.00 Sq. Ft. X ₹ 9,000.00 = ₹ 1,76,49,000.00



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(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)

Depreciated fair value of the property as on 26.12.2024	:	₹ 1,76,49,000.00 (-) ₹ 12,50,138.00 = ₹ 1,63,98,862.00
Total Value of the property	:	₹ 1,63,98,862.00
The realizable value of the property	:	₹ 1,47,58,976.00
Distress value of the property	:	₹ 1,31,19,087.00
Insurable value of the property	:	₹ 49,02,500.00
Guideline value of the property	:	₹ 1,17,91,493.00

Taking into consideration above said facts, we can evaluate the value of Residential Duplex Flat No. 401 & 501, 4th & 5th 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 **₹ 1,63,98,862.00 (Rupees One Crore Sixty-Three Lakh Ninety-Eight Thousand Eight Hundred Sixty-Two Only)** as on 06th December 2021.

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 06th December 2021 is at **₹ 1,63,98,862.00 (Rupees One Crore Sixty-Three Lakh Ninety-Eight Thousand Eight Hundred 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:



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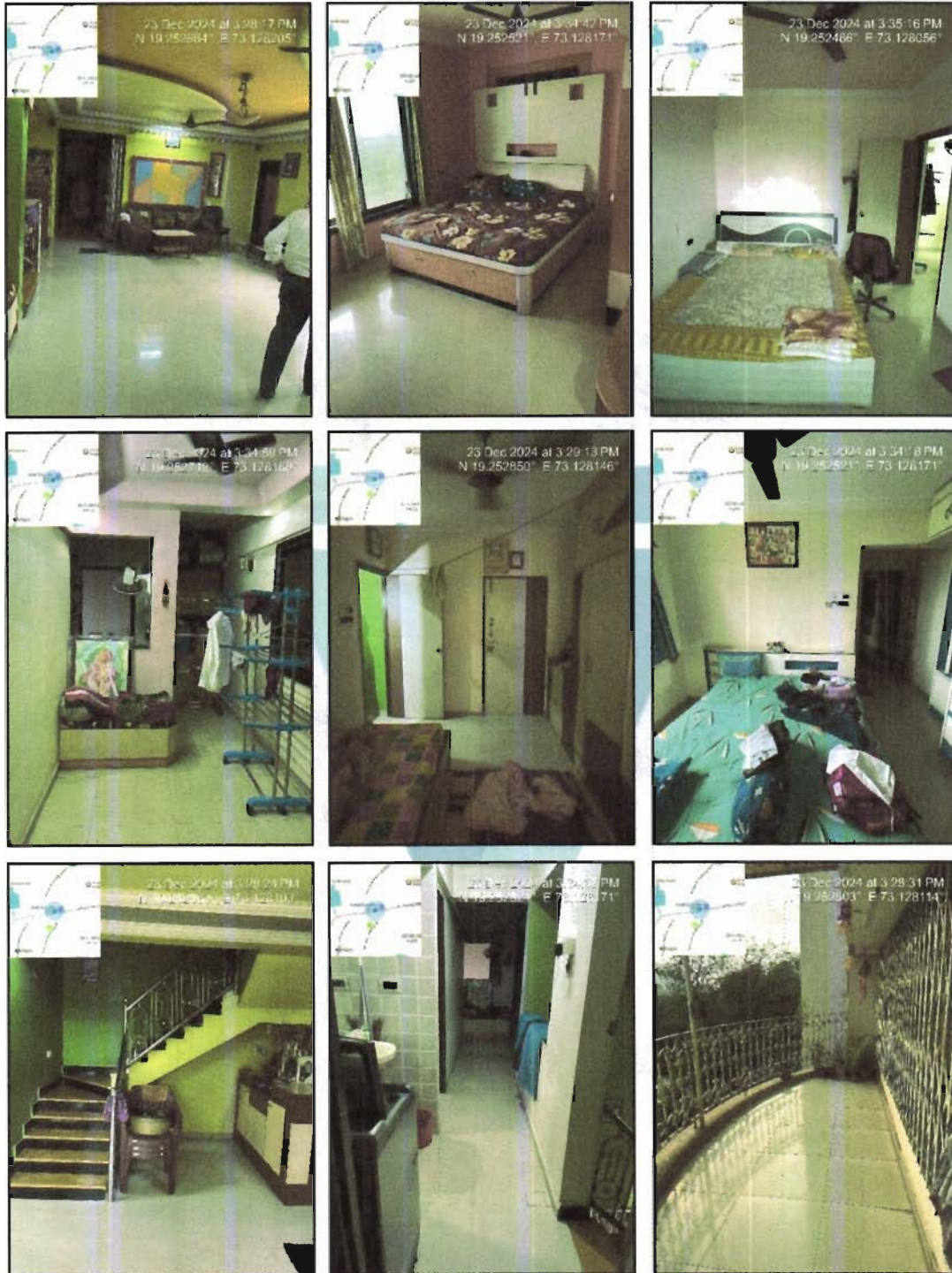
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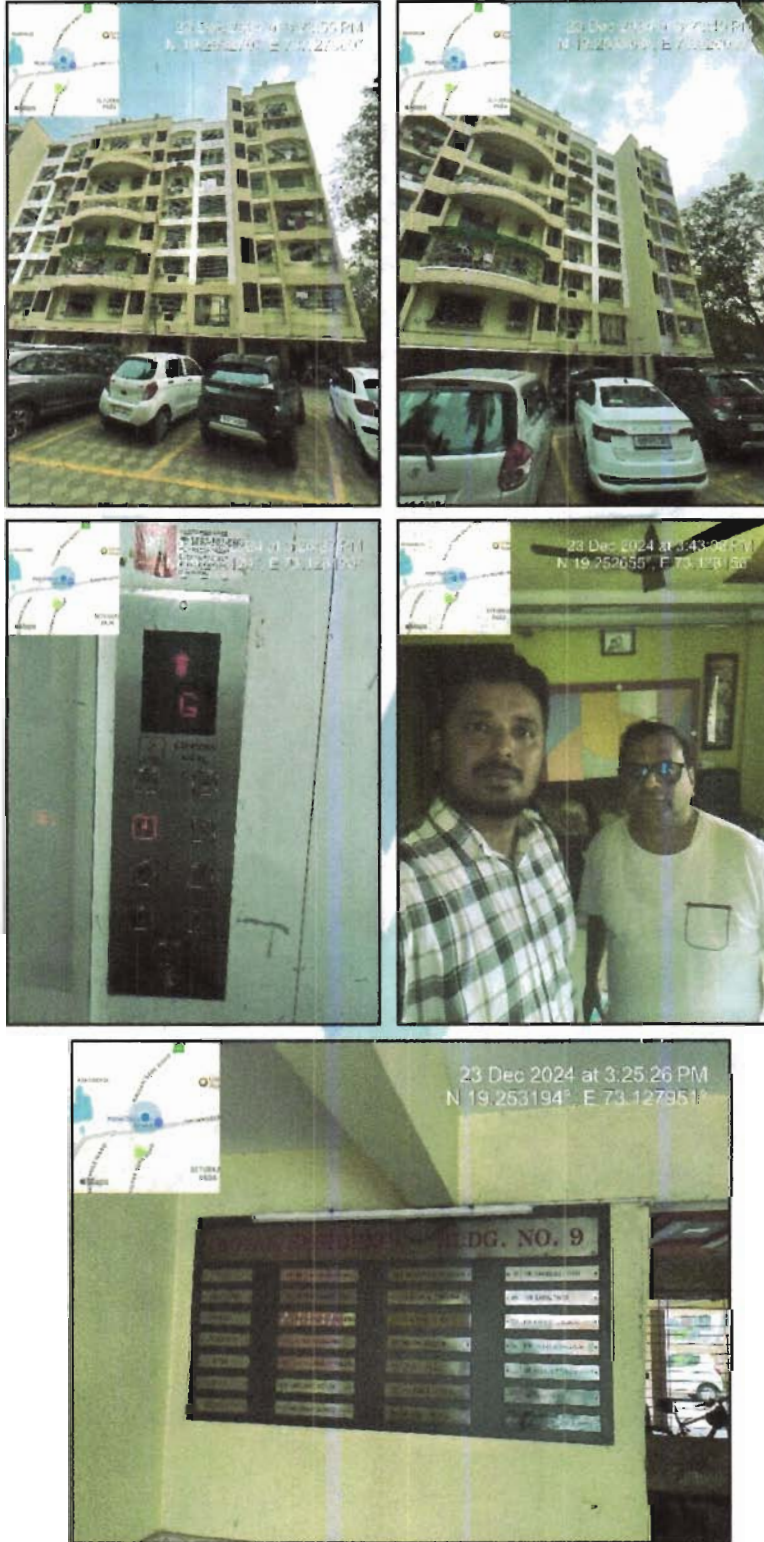
ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Ground (Pt) + Stilt (Pt) + 1st to 7 th 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 th & 5 th Floor
3	Year of construction	2007 (As per Previous Valuation Report)
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

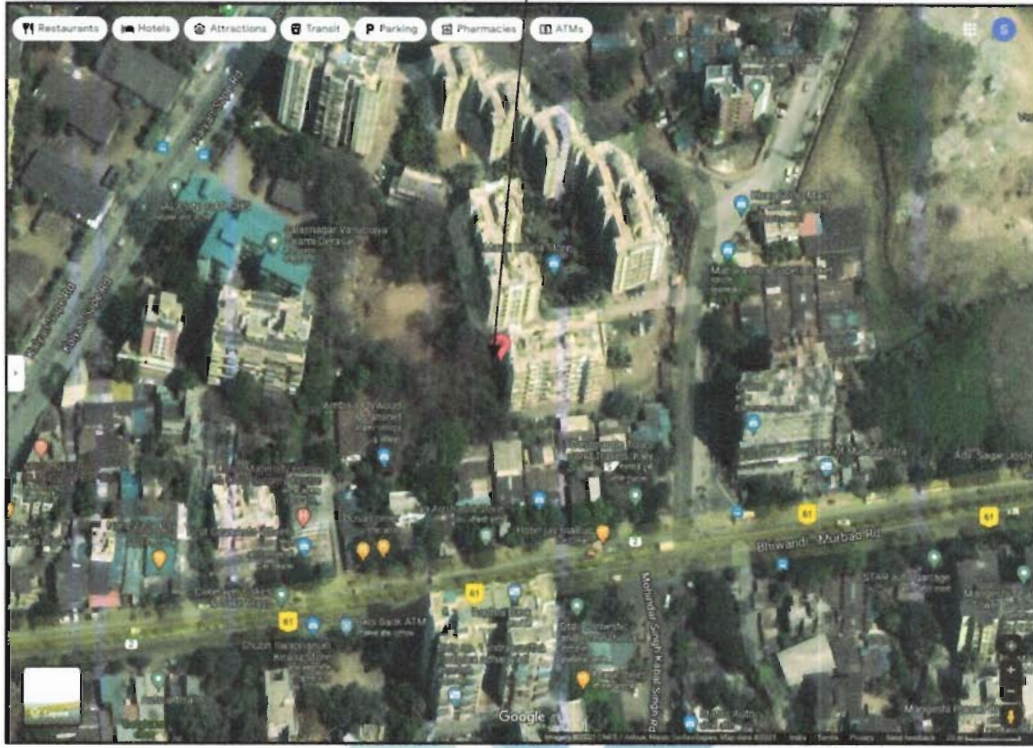


Actual site photographs



Route Map of the property

Site: u/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.)




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Ready Reckoner


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 : Kalyan (Kalyan Dombivli)

Search By Survey No. SubZones

Enter Survey No 71 Search

उपविभाग	कुली जमीन	निवासी सवनीका	जॉडिस रुकाने	जीओगिफ	एकक (Rs./)	Attribute
1/1-विभाग (10अ) कल्याण उत्तर (अ)कल्याण उत्तर प्रभागाची व्याप्ती:-[पूर्वेस-विकनगर, कोळीबस्ती व संघाने यांची पश्चिम हद्द]उत्तरेस [बाहेर, व कोळीबस्ती यांची दक्षिण हद्द]पश्चिमेस-चिबंबीकडून येथारा रस्त्याच्या उत्तरेकडील खाडीचा भाग] दक्षिणेस [चिबंबी रस्त्यापासून कल्याण-मुंबाई पर्यची रस्ता,विकनगर गावाच्या पश्चिम हद्दीपर्यंत व आंधारवाडी गावठाण सन्तु नंबर]	26300	72600	83300	91900	83300	ची. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	72,600.00			
No Increase by Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	72,600.00	Sq. Mtr.	6,745.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A - B = C)	46,300.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building - 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	64,729.00	Sq. Mtr.	6,013.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
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

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	squareyards		
Floor	-		
	Carpet	Built Up	Saleable
Area	488.00	585.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	11,692.00	₹ 9,744.00	-

The screenshot displays a real estate listing on the Square Yards platform. The main listing is for a 'Royal Residency Kalyan' featuring a '1 Bedroom 585 Sq.Ft. Apartment in Kalyan West Thane'. The price is listed as ₹ 57 L. Key features include 1 Bedroom, Semi-Furnished, 2 Bathroom, 585 Sq Ft (Built-up Area), Garden View, and 6th Floor out of 602 Floors. The listing includes a video, 11 photos, and a map. Below the listing, there are four promotional banners: 'Get a CIBIL Linked Home Loan Estimate', 'Interiors Package', 'Professional Valuation Report in ₹999', and 'Are you Looking to Advertise a Property'.

Price Indicator

Property	Flat		
Source	squareyards		
Floor	-		
	Carpet	Built Up	Saleable
Area	685.00	822.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	11,679.00	₹ 9,732.00	-

The screenshot displays a real estate listing on the Square Yards platform. The main listing is for a '2 Bedroom 685 Sq.Ft. Apartment in Kalyan West Thane' with a price of ₹ 80 L. The listing includes details such as 2 bedrooms, semi-furnished, 2 bathrooms, and a 5th floor location. Below the main listing, there are four promotional banners for services: 'Get a CIBIL Linked Home Loan Estimate', 'Interior Package', 'Professional Valuation Report in ₹599', and 'Are you Looking to Advertise a Property'. The bottom navigation bar includes links for Overview, Furnishing, Amenities, Agent Overview, About Project, Data Intelligence, Reviews, Map and Landmarks, Hot Selling, and Sign.

Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	660.00	792.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	10,152.00	₹ 8,460.00	-

18180338 23-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 18180/2024 नोंदणी : Ragn:83m
गावाचे नाव : कल्याण		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोजकता	6700000	
(3) बाजारभाव/भाडेपट्ट्याचा बावतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	5344000	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक/असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीद्वार वर्णन : इतर माहिती: सदनिका क्र. 203,दुसरा मजला,बिल्डींग नं. 3, रॉपल रेसिडेन्सी फेज 1 को-ऑप.हो.सो.ली.,गायकर पाठा,आधार वाडी जेल रोड,कल्याण प.,जि. ठाणे... सदनिकेचे क्षेत्र 61.33 चौ. मी. कार्पेट ..सदर मिळकती संदर्भात दुय्यम निबंधक कार्यालयात नोंदणीकृत झालेला दस्त क्र. कलन4-16383/2024 दिनांक 16/10/2024 रोजीच्या दस्ताचे सेलडीड करणे बाबत ... ((Survey Number : 70/1 to 7 :))	
(5) क्षेत्रफळ	61.33 चौ. मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-मोहन जय घोरपडे - बय-69 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 203, दुसरा मजला, बिल्डींग नं. 3, रॉपल रेसिडेन्सी फेज 1 को-ऑप.हो.सो.ली.,गायकर पाठा, आधार वाडी जेल रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र ठाणे. पिन कोड:-421301 पॅन नं:-ABXPG9101A	
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-देवेंद्र सुरेश गणस - बय-54; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 3/204, रॉपल रेसिडेन्सी, आधार वाडी चौक, जेल रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AACPG3828N	
(9) दस्ताऐवज करून दिल्याचा दिनांक	24/11/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2024	
(11) अनुक्रमांक, खंड व पुढ	18180/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
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	-		
	Carpet	Built Up	Saleable
Area	686.00	823.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	8,746.00	₹ 7,289.00	-

12290/1 20-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern BRO office.	सूची क्र.2	दुपचा निबंधक : सह दू.नि. कल्याण 2 दस्ता क्रमांक : 12290/2024 नोंदणी : Regn 53m
गावाचे नाव : कल्याण		
(1)परिवेष्टाचा प्रकार	करारनामा	
(2)मोकदमा	6000000	
(3) बांधारभावा(भाडेघट्टयाच्या बाबतितघट्टाकार आकारणी देतो की घट्टादार ते नमुद करावे)	5328810	
(4) भू-मापन,पोटोहिसा व परकमाक(असल्यास)	1) पोलिकेचे नाव-कल्याण-डोबेवलीइतर वर्णन : इतर माहिती : इतर माहिती: मौजे कल्याण,ता.कल्याण,जि.ठाणे येथील सर्व्हे नं.71,हिस्सा नं.1 ते 7 या मिल्कतीवरील रॉयल रेसिडेन्सी फेज-2 को.ऑप हौसिंग सोसायटी लि. या इमारतीमधील बिल्लिंग नं.9,सदनिका क्र.302,विसर मजला,क्षेत्र 63.77 चौ.मी.(कारपेट),यू.मातमता क्र.सी03013339300 व त्यासोबत एक बिल्लिंग नं.8 मधील स्टीट पार्किंग नं.19 क्षेत्र 13.01 चौ.मी. कारपेट (Survey Number : सर्व्हे नं.71, हिस्सा नं.1 ते 7 :)	
(5) क्षेत्रफळ	63.77 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेले क्षेत्र.		
(7) दस्तावेज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-वेण्णाली मकरंद मराठे वय:-45 पत्ता:-पॉस्ट नं. , गावा नं. , इमारतीचे नाव: रा.मराठे वाडा, राम मारुती चौक, कल्याण प. , ता.कल्याण,जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ASOPM/046A 2) नाव:-मकरंद भास्कर मराठे वय:-50 पत्ता:-पॉस्ट नं. , गावा नं. , इमारतीचे नाव: रा.मराठे वाडा, राम मारुती चौक, कल्याण प. , ता.कल्याण,जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABLPM1371L	
(8)दस्तावेज करून देणा-या पत्रकाराचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-सुनी श्रीनिवास कानिटकर वय:-53; पत्ता:-पॉस्ट नं. , गावा नं. , इमारतीचे नाव: रा.ब्लॉक नं.6, शंकर महादेव सोसायटी, पहिला मजला, सिद्धेश्वर आजी, पारनाका, कल्याण प. , ता.कल्याण,जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACGPK5550M 2) नाव:-श्रीनिवास दत्तात्रय कानिटकर वय:-63; पत्ता:-पॉस्ट नं. , गावा नं. , इमारतीचे नाव: रा.ब्लॉक नं.6, शंकर महादेव सोसायटी, पहिला मजला, सिद्धेश्वर आजी, पारनाका, कल्याण प. , ता.कल्याण,जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACGPK5551L	
(9) दस्तावेज करून दिल्याचा दिनांक	14/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12290/2024	
(12)बांधार/भावाप्रमाणे मुदतक शुल्क	420000	
(13)बांधार/भावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंद		
मुदतक-नामादी विवादात पोहोचता उपस्थित:-		
मुदतक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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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 **26th 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.



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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 ₹ 1,63,98,862.00 (Rupees One Crore Sixty-Three Lakh Ninety-Eight Thousand Eight Hundred Sixty-Two Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.26 17:58:36 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20



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