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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey**

Residential Flat No. 2204, 22nd Floor, Wing - A, "**Casa Fiora**", Lodha Codename Premier - 1 Project,
Premier Colony Ground, Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane,
Dombivli (East), PIN Code - 421 203, State - Maharashtra, India.

Latitude Longitude : 19°10'48.3"N 73°5'41.4"E

Intended User:

Cosmos Bank
Dombivali (East)

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.

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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Regd. Office

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Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2204, 22nd Floor, Wing - A, "**Casa Fiora**", Lodha Codename Premier - 1 Project, Premier Colony Ground, Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey**.

Boundaries of the property

North	: Garden
South	: Internal Road
East	: Wing - B
West	: Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 50,36,000.00 (Rupees Fifty Lakhs Thirty Six Thousands 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. 2204, 22nd Floor, Wing - A, "Casa Fiora ", Lodha Codename Premier - 1 Project, Premier Colony Ground , Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, 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 28.12.2024 for Housing Loan Purpose.
1	Date of inspection	27.12.2024
3	Name of the owner / owners	Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey
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. 2204, 22 nd Floor, Wing - A, "Casa Fiora ", Lodha Codename Premier - 1 Project, Premier Colony Ground , Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India. Contact Person : Mr. Rameshkumar Ramlakhan Pandey (Owner) Contact No. 9619315526
6	Location, Street, ward no	Kalyan Shil Road Village - Hedutane, District - Thane
7	Survey / Plot No. of land	Village - Hedutane New Survey No - 260/1A, 260/1B, 260/2 & 260/3
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	Carpet Area in Sq. Ft. = 378.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 352.00 Dry Balcony Area in Sq. Ft.= 26.00 Carpet Area in Sq. Ft. = 444.01 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 488.41 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Hedutane, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 203
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?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	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
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,500.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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 occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: 1. As per Agreement Carpet area 444.00 Sq. Ft. and as per our physical measurement Carpet area is 378.00 Sq. Ft. We have considered least area i.e. 378.00 Sq. Ft. for the purpose of valuation. 2. At the time of visit flat was under renovation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 28.12.2024 for Residential Flat No. 2204, 22nd Floor, Wing - A, "**Casa Fiora**", Lodha Codename Premier - 1 Project, Premier Colony Ground, Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India belongs to **Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.8238/2023 Dated 11.06.2023 between Macrotech Developers Limited(The Company) And Rameshkumar Ramlakhan Pandey & Poonam Ramesh Pandey(The purchaser).
2)	Copy of RERA Certificate No.P51700032684 Dated 24.01.2022 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate No.Village - Antarli, Khoni & Others / 88 Dated 12.01.2022 issued by Assistant Director Town Planning, Thane.
4)	Copy of Occupancy Certificate No.BC / A.N.V.P. / Village - Antarli, Khoni & Others / SSThane / 1318 Dated 22.03.2024 issued by Assistant Director Town Planning, Thane.
5)	Copy of Approved Building Plan No.Village - Antarli, Khoni & Others / 88 Dated 12.01.2022 issued by Assistant Director Town Planning, Thane.

Location



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The said building is located at Village - Hedutane, Taluka - Kalyan, District - Thane, PIN Code - 421 203. The property falls in Residential Zone. It is at a traveling distance 5.2 Km from Dombivli Railway Station.

Building

The building under reference is having Ground + 23 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. 22nd Floor is having 7 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 22nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 28th December 2024

The Carpet Area of the Residential Flat	:	378.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	415.80 Sq. Ft. X ₹ 3,000.00 = ₹ 12,47,400.00
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	:	₹ 56,580/- per Sq. M. i.e. ₹ 5,256/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	378.00 Sq. Ft. X ₹ 12,000 = ₹45,36,000
Others / Car Parking	:	1 No. X ₹ 5,00,000 = ₹5,00,000.00
Total Value of property as on 28th December 2024	:	₹50,36,000.00

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

Fair value of the property as on 28th December 2024	:	₹ 50,36,000.00 - ₹ 0.00 = ₹ 50,36,000.00
Total Value of the property	:	₹ 50,36,000.00
The realizable value of the property	:	₹45,32,400.00
Distress value of the property	:	₹40,28,800.00
Insurable value of the property (488.41 X 3,000.00)	:	₹14,65,230.00
Guideline value of the property (415.80 X 5,256.00)	:	₹21,85,444.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2204, 22nd Floor, Wing - A, "**Casa Fiora** ", Lodha Codename Premier - 1 Project, Premier Colony Ground , Kalyan Shil Road, Village - Hedutane, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 203, State - Maharashtra, India for this particular purpose at **₹ 50,36,000.00 (Rupees Fifty Lakhs Thirty Six Thousands Only)** as on 28th 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 **28th December 2024** is **₹ 50,36,000.00 (Rupees Fifty Lakhs Thirty Six Thousands 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	: Ground + 23 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 22 nd Floor				
3	Year of construction	: 2024 (As per occupancy certificate)				
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 flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	3 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

Actual Site Photographs



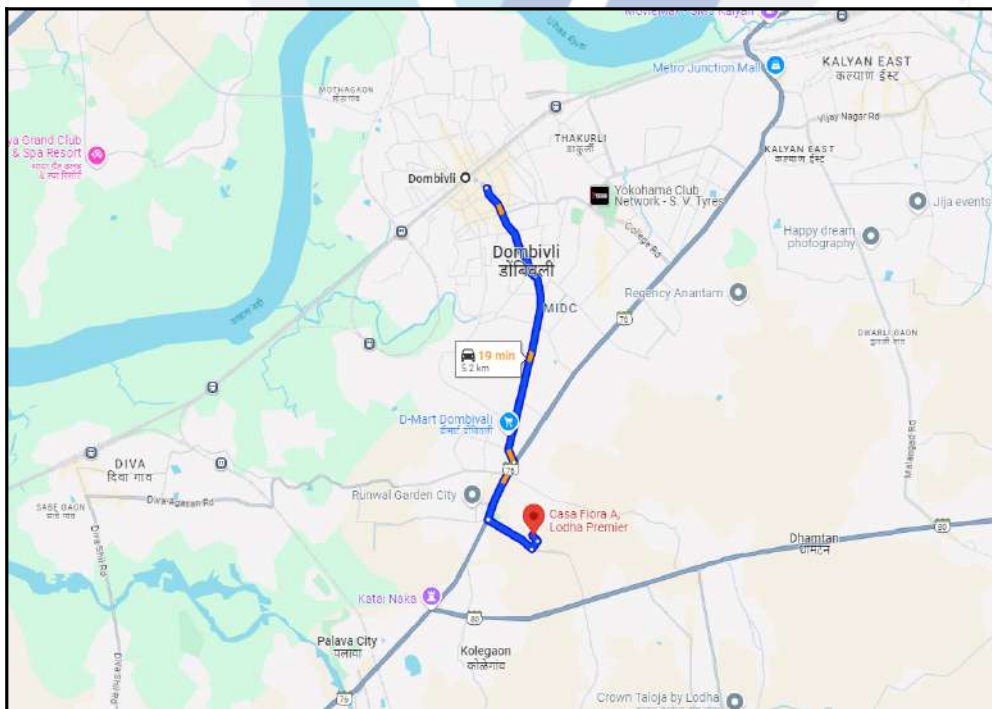
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°10'48.3"N 73°5'41.4"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 5.2 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)

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

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	52/165/1 - पलावा प्रकल्प	3800	49200	56500	61300	56500	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	49200			
Increase by 15% on Flat Located on 22 nd Floor	7380			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	56,580.00	Sq. Mtr.	5,256.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3800			
The difference between land rate and building rate(A-B=C)	52,780.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	0.00	Sq. Mtr.	0.00	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

Depreciation Percentage Table



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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	Nobroker.com		
Floor	10th Floor		
	Carpet	Built Up	Saleable
Area	444.00	532.80	639.36
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹13,514.00	₹11,261.00	₹9,384.00



Pay Rent
Post Your Property
New
Trupti Parmani



1 BHK Flat In Codename Premier Casa Fiora-C For S...
Codename Premier Casa Fiora-C

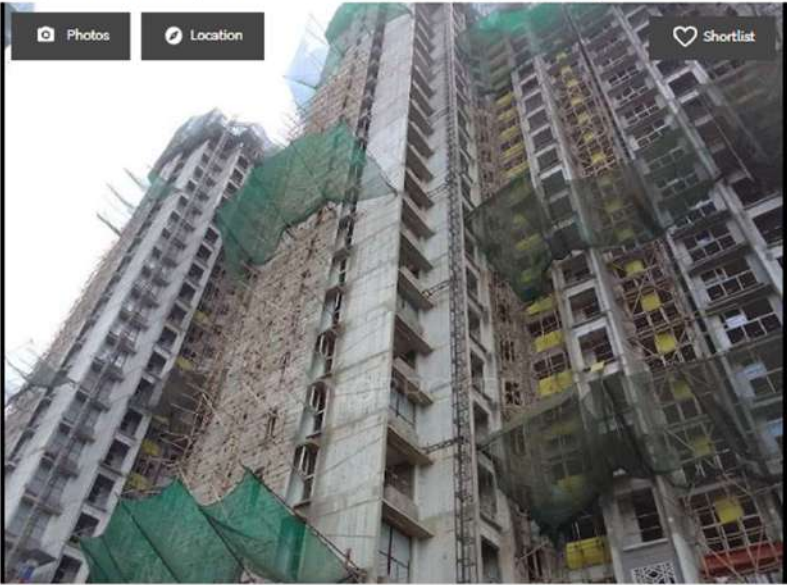
₹ 60 Lacs
Negotiable

₹ 34,388/Month
Estimated EMI

555
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli / 1bhk Flat for Sale in Dombivli / Property Details



Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike and Car
Parking

Nov 22, 2024
Posted On

Immediately
Possession

Codename Premier...
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

Nearby: Shree Sai Raj Park | AIMS Hospital | Gopi Cine Mall | Sai Balaji Park | NEW ROYAL CHEMIST

Overview

<p>Age of Building Newly Constructed</p>	<p>Ownership Type Self Owned</p>
<p>Maintenance Charges ₹0.0 Per Sq.Ft/M</p>	<p>Flooring NA</p>
<p>Builtup Area 555 Sq.Ft</p>	<p>Carpet Area 444 Sq.Ft</p>
<p>Furnishing Status Unfurnished Furnish Now</p>	<p>Facing South-West</p>
<p>Floor 10/24</p>	<p>Parking Bike And Car</p>
<p>Gated Security Yes</p>	

Activity On This Property


16
Unique Views

0
Shortlists

1
Contacted

Powered By: NBEstimate

Similar Properties



1 BHK Flat In Lodha Pala...

sonarpada
Within 5 km

Price ₹65 Lacs Builtup Area 530 sqft

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	20th Floor		
	Carpet	Built Up	Saleable
Area	479.00	574.80	689.76
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹13,570.00	₹11,308.00	₹9,424.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark FREE

Home > Property in Thane Outskirts > Flats for sale in Thane Outskirts > Flats for sale in Dombivli > Flats for sale in Dombivli East > 1 BHK Flats for sale in Dombivli East > 30 to 35 Lakh
Posted on Dec 21, 2024 | Ready to move

₹65 Lac

@ 13,569 per sq.ft.

Estimated EMI ₹51,916

1BHK 2Baths

Flat/Apartment for Sale


in Lodha Codename Premier, Dombivli East, Thane

Contact Owner FREE
Shortlist

RERA STATUS REGISTERED | Registration No: P51700032990 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (2)
Society (26)



Photos (1/2)

Area

Built Up area: 530 sq.ft. (49.24 sq.m.)

Carpet area: 479 sq.ft. (44.5 sq.m.)

Price

₹ 65 Lac+ Govt Charges & Tax

@ 13,569 per sq.ft. (Negotiable)

Floor Number

20th of 24 Floors

Overlooking

Pool, Park/Garden, Club

Configuration

1 Bedroom , 2 Bathrooms, 2 Balconies

Address

Lodha Codename Premier
Dombivli East, Thane

Facing

North

Property Age

0 to 1 Year Old [View Construction Status](#)

Places nearby View All (15)

2003, Dombivli East, Thane

Why should you consider this property?

North Facing
Fresh Construction
Gated Society
Corner Property
Wheel Chair Friendly
Pet Friendly
Full Power Backup
24*7 Water

Visitor Parking Available
On-Call Maintenance Staff
Close to Railway Station
Overlooking Park/Garden
Feng Shui/ Vaastu Compliant

Parking Available



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	12th Floor		
	Carpet	Built Up	Saleable
Area	478.99	574.79	689.75
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,805.00	₹9,004.00	₹7,503.00

17100507 13-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 17100/2024 नोंदणी : Regn:63m
गावाचे नाव : मानगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5175416	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2758500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :सदनिका नं: 1202, माळा नं: 12 वा मजला, इमारतीचे नाव: फिओरा के विंग, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक कार पार्कींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/नवि-12((Survey Number : 24/1A Part,24/1B Part,260/1A Part,260/1B Part व दस्तात नमुद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	44.50 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि.तर्फे कु.मु. पॅट्रिक मोनिस तर्फे कु.मु. श्रीकांत कांबळे वय:-44 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान वेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAACL1490J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सारिका दिनेश पाटील वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वृंदावन सोसायटी, ब्राह्मण अली, शहापूर, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-BIIIP9473K 2): नाव:-दिया दिनेश पाटील वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वृंदावन सोसायटी, ब्राह्मण अली, शहापूर, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-GJVPP8479J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17100/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	233000	
(13)बाजारभावाप्रमाणे 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.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	23rd Floor		
	Carpet	Built Up	Saleable
Area	478.99	574.79	689.75
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,956.00	₹9,130.00	₹7,608.00

14707507 24-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 14707/2024 नोदणी : Regn:63m
गावाचे नाव : हेदुतणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5247936	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2818299	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :सदनिका नं: 2303, माळा नं: 23वा मजला, इमारतीचे नाव: फिओरा एफ.विंग, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं. 52/165/1,सोबत एक कार पार्किंग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मू.शु. मध्ये 50% सवलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/नवि-12)((Survey Number : 65/15A (PT) Mangoan & 212/2(PT) Hedutane व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	44.50 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. श्रीकांत कांबळे - वय:-44 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, . पिन कोड:-400001 पॅन नं:- AAACL1490J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सत्यम राजेश चौहान वय:-19; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 704, पलावा फेज 2, प्रिमिया जे, लेकशोर ग्रीन्स पलावा, डोंबिवली पूर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CVXPC5499P 2): नाव:-शिवम राजेश चौहान वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 704, पलावा फेज 2, प्रिमिया जे, लेकशोर ग्रीन्स पलावा, डोंबिवली पूर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CFKPC6203G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14707/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	236500	
(13)बाजारभावाप्रमाणे 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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.



Since 1989

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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 **₹ 50,36,000.00 (Rupees Fifty Lakhs Thirty Six Thousands 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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