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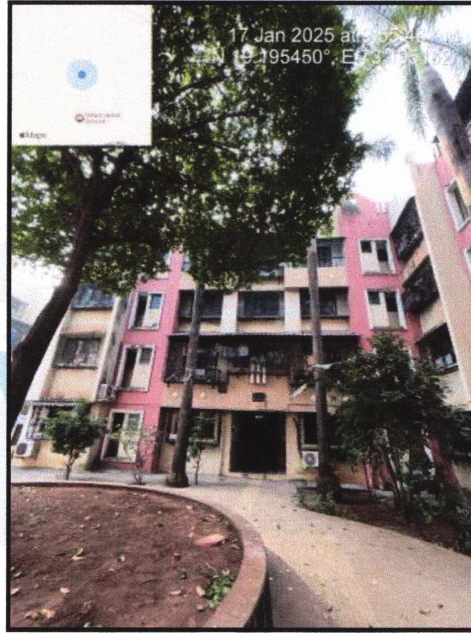
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare**

Residential Flat No. 002, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India.

Latitude Longitude : 19°11'42.9"N 73°11'42.1"E

Intended User:

Cosmos Bank

Ambarnath Branch

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)



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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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

☎️ **+91 2247495919**

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Page 2 of 20

Vastu/Thane/01/2025/013979/2310285
28/15-404-PSSK
Date: 28.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 002, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali, Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare.**

Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Internal Road / Building No. C - 3
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 for this particular purpose at **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.28 18:01:54 +05'30'

Avind
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

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.),INDIA
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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

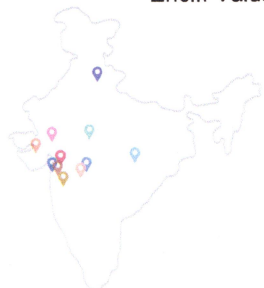
Regd. Office

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

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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 749.00 (Area as per Site measurement for Flat No. 001 & 002)</p> <p>Carpet Area in Sq. Ft. = 403.00 (Area As Per Correction Deed)</p> <p>Built Up Area in Sq. Ft. = 483.60 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Morivali , Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 501
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

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 – 2008 (As per Possession Letter)
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>Remark:</p> <p>1. At the time of site inspection, Flat No. 001 & 002 are internally amalgamated to form a single flat having separate entrance door.</p> <p>2. For the purpose of valuation, we have considered the area as per Agreement for sale.</p> <p>3. The said valuation is only for Flat No. 002.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 28.01.2025 for Residential Flat No. 002, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare.**

We are in receipt of the following documents:

1)	Copy of Correction Deed Dated 16.06.2021 between Mr. Dhananjay Yashwant Phadtare(The Transferor) And Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare(The transferee).
2)	Copy of Agreement For Transfer Dated 15.09.2020 between Mr. Dhananjay Yashwant Phadtare(The Transferor) And Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare(The transferee).
3)	Copy of Commencement Certificate No.ANP / NRV / BP / 2006 - 2007 / 535 / 534 / 31 Dated 05.08.2006 issued by Ambarnath Municipal Council.
4)	Copy of Possession Letter Dated 02.06.2011 issued by Shree Mahalaxmi Developers.
5)	Copy of Property Tax Bill No.AMB000035022 Dated 28.09.2024 And Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare(The purchaser) issued by Ambarnath Municipal Council.

Location

The said building is located at Municipality Ward No - 8, Village - Morivali , Taluka - Ambarnath, District - Thane, PIN Code -



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, Building No C/4, Building Type No. (C), "**Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.**", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali , Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India for this particular purpose at **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six Only)** as on 28th January 2025

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 January 2025** is **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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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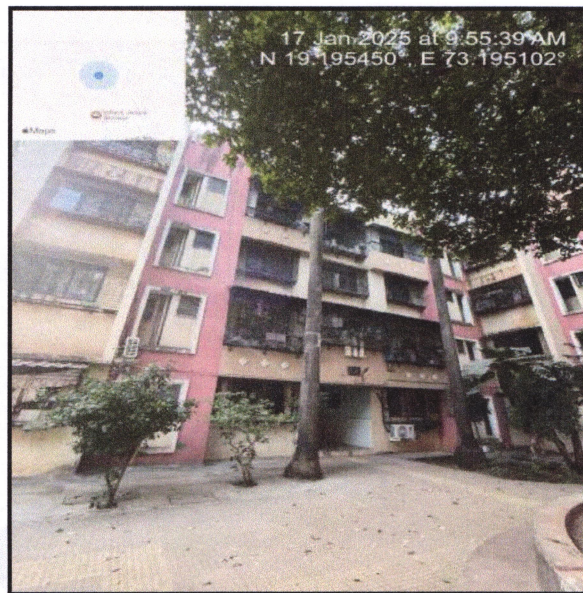
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Technical details**Main Building**

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	:	Not Provided
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



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Ready Reckoner Rate

DIVISION / VILLAGE : MORIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambarnath Municipal Council					
Land Mark	C-6/2) Remaining Portion of Village Morivali, Except Navre Nagar, Portion on South of Kalyan Pune Railway Line. (Morivali Part)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/10	11000	47200	52000	61500	52000
C. T. S. No. 8288, 8995, 9005, 9004, 9005, 9006, 9007, 9008, 9167, 9168, 9169, 9170, 9171, 9172, 9173, 9276, 9277, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9287, 9288, 9289, 9290, 9291, 9292, 9293, 9294, 9295, 9296, 9297, 9298, 9299, 9300, 9301, 9302, 9303, 9304, 9305, 9306, 9307, 9308, 9309, 9310, 9311, 9312, 9313, 9314, 9315, 9316, 9317, 9318, 9319, 9320, 9321, 9322, 9323, 9324, 9325, 9326, 9327, 9328, 9329, 9330, 9331, 9332, 9333, 9334, 9335, 9336, 9337, 9338, 9339, 9340, 9341, 9342, 9343, 9344, 9345, 9346, 9347, 9348, 9349, 9350, 9351, 9352, 9353, 9354, 9355, 9356, 9357, 9358, 9359, 9360, 9361, 9362, 9363, 9364, 9365, 9366, 9367, 9368, 9369, 9370, 9371, 9372, 9373, 9374, 9375, 9376, 9377, 9378, 9379, 9380, 9381, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9400, 9401, 9402, 9403, 9404, 9405, 9406, 9407, 9408, 9409, 9410, 9411, 9412, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9427, 9428, 9429, 9430, 9431, 9432, 9433, 9434, 9435, 9436, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9444, 9445, 9446, 9447, 9448, 9449, 9450, 9451, 9452, 9453, 9454, 9455, 9456, 9457, 9458, 9459, 9460, 9461, 9462, 9463, 9464, 9465, 9466, 9467, 9468, 9469, 9470, 9471, 9472, 9473, 9474, 9475, 9476, 9477, 9478, 9479, 9480, 9481, 9482, 9483, 9484, 9485, 9486, 9487, 9488, 9489, 9490, 9491, 9492, 9493, 9494, 9495, 9496, 9497, 9498, 9499, 9500, 9501, 9502, 9503, 9504, 9505, 9506, 9507, 9508, 9509, 9510, 9511, 9512, 9513, 9514, 9515, 9516, 9517, 9518, 9519, 9520, 9521, 9522, 9523, 9524, 9525, 9526, 9527, 9528, 9529, 9530, 9531, 9532, 9533, 9534, 9535, 9536, 9537, 9538, 9539, 9540, 9541, 9542, 9543, 9544, 9545, 9546, 9547, 9548, 9549, 9550, 9551, 9552, 9553, 9554, 9555, 9556, 9557, 9558, 9559, 9560, 9561, 9562, 9563, 9564, 9565, 9566, 9567, 9568, 9569, 9570, 9571, 9572, 9573, 9574, 9575, 9576, 9577, 9578, 9579, 9580, 9581, 9582, 9583, 9584, 9585, 9586, 9587, 9588, 9589, 9590, 9591, 9592, 9593, 9594, 9595, 9596, 9597, 9598, 9599, 9600, 9601, 9602, 9603, 9604, 9605, 9606, 9607, 9608, 9609, 9610, 9611, 9612, 9613, 9614, 9615, 9616, 9617, 9618, 9619, 9620, 9621, 9622, 9623, 9624, 9625, 9626, 9627, 9628, 9629, 9630, 9631, 9632, 9633, 9634, 9635, 9636, 9637, 9638, 9639, 9640, 9641, 9642, 9643, 9644, 9645, 9646, 9647, 9648, 9649, 9650, 9651, 9652, 9653, 9654, 9655, 9656, 9657, 9658, 9659, 9660, 9661, 9662, 9663, 9664, 9665, 9666, 9667, 9668, 9669, 9670, 9671, 9672, 9673, 9674, 9675, 9676, 9677, 9678, 9679, 9680, 9681, 9682, 9683, 9684, 9685, 9686, 9687, 9688, 9689, 9690, 9691, 9692, 9693, 9694, 9695, 9696, 9697, 9698, 9699, 9700, 9701, 9702, 9703, 9704, 9705, 9706, 9707, 9708, 9709, 9710, 9711, 9712, 9713, 9714, 9715, 9716, 9717, 9718, 9719, 9720, 9721, 9722, 9723, 9724, 9725, 9726, 9727, 9728, 9729, 9730, 9731, 9732, 9733, 9734, 9735, 9736, 9737, 9738, 9739, 9740, 9741, 9742, 9743, 9744, 9745, 9746, 9747, 9748, 9749, 9750, 9751, 9752, 9753, 9754, 9755, 9756, 9757, 9758, 9759, 9760, 9761, 9762, 9763, 9764, 9765, 9766, 9767, 9768, 9769, 9770, 9771, 9772, 9773, 9774, 9775, 9776, 9777, 9778, 9779, 9780, 9781, 9782, 9783, 9784, 9785, 9786, 9787, 9788, 9789, 9790, 9791, 9792, 9793, 9794, 9795, 9796, 9797, 9798, 9799, 9800, 9801, 9802, 9803, 9804, 9805, 9806, 9807, 9808, 9809, 9810, 9811, 9812, 9813, 9814, 9815, 9816, 9817, 9818, 9819, 9820, 9821, 9822, 9823, 9824, 9825, 9826, 9827, 9828, 9829, 9830, 9831, 9832, 9833, 9834, 9835, 9836, 9837, 9838, 9839, 9840, 9841, 9842, 9843, 9844, 9845, 9846, 9847, 9848, 9849, 9850, 9851, 9852, 9853, 9854, 9855, 9856, 9857, 9858, 9859, 9860, 9861, 9862, 9863, 9864, 9865, 9866, 9867, 9868, 9869, 9870, 9871, 9872, 9873, 9874, 9875, 9876, 9877, 9878, 9879, 9880, 9881, 9882, 9883, 9884, 9885, 9886, 9887, 9888, 9889, 9890, 9891, 9892, 9893, 9894, 9895, 9896, 9897, 9898, 9899, 9900, 9901, 9902, 9903, 9904, 9905, 9906, 9907, 9908, 9909, 9910, 9911, 9912, 9913, 9914, 9915, 9916, 9917, 9918, 9919, 9920, 9921, 9922, 9923, 9924, 9925, 9926, 9927, 9928, 9929, 9930, 9931, 9932, 9933, 9934, 9935, 9936, 9937, 9938, 9939, 9940, 9941, 9942, 9943, 9944, 9945, 9946, 9947, 9948, 9949, 9950, 9951, 9952, 9953, 9954, 9955, 9956, 9957, 9958, 9959, 9960, 9961, 9962, 9963, 9964, 9965, 9966, 9967, 9968, 9969, 9970, 9971, 9972, 9973, 9974, 9975, 9976, 9977, 9978, 9979, 9980, 9981, 9982, 9983, 9984, 9985, 9986, 9987, 9988, 9989, 9990, 9991, 9992, 9993, 9994, 9995, 9996, 9997, 9998, 9999, 10000						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	47200			
No Increase on Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	47,200.00	Sq. Mtr.	4,385.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11000			
The difference between land rate and building rate(A-B=C)	36,200.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	41,046.00	Sq. Mtr.	3,813.00	Sq. Ft.

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%

Depreciation Percentage Table

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



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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	416.67	500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,880.00	₹7,400.00	-

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[Login](#)

1 BHK Flat In Meera Park Royal Ambarnath For Sale ...

Morivali Opp Infant Jesus School

₹ 37 Lacs
Non-negotiable

₹ 21,206/Month
Estimated EMI

500
Sq Ft

[Need Home Loan?](#)
Apply Loan

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

Photos
Location

Shortlist
+3

- 1 Bedroom**
No. of Bedroom
- 2 Bathroom**
No. of Bathroom
- 1**
Balcony
- Bike**
Parking

- Aug 18, 2024**
Posted On
- Immediately**
Possession
- Meera Park Royal A...**
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: Ashok Anil Multiplex SEASONS PARK MAMTA MEDICAL STORE Orchid Woods Complex
Nawab's Kitchen

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.6 Per Sq.Ft/M	Flooring	NA
Builtup Area	500 Sq.Ft	Furnishing Status	Fully Furnished
Facing	East	Floor	6/7
Parking	Bike	Gated Security	Yes

Activity On This Property

Unique Views Shortlists Contacted
Powered By: NBEstimate

Similar Properties

1 BHK Flat In Ami Pink Ci...

Royal Park Rd, Navare Nagar, Amb...

₹35 Lacs **715 sqft**

NoBroker Services

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	657.00	788.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,804.00	₹5,670.00	-

15543339 26-12-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 15543/2024 नोंदणी : Regn 63m
गावाचे नाव : मोरीवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4470000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	4170600	
(4) भू मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव. अंबरनाथदतर वर्णन . इतर माहिती. मौजे मोरीवली ता. अंबरनाथ बी कॅम्बिन रोड, नवरे नगर जवळ, पाण्याच्या टाकीजवळ, सि. स. नं. 9277, गट नं. 49, रॉयल पार्क, सध्याची रॉयल पार्क विम्स एफ 1 अँड एफ 2 को. ऑप. हीसिंग सोसायटी लिमिटेड मधील बिल्डींग नं. एफ 2, निवासी सदनिका नं. 702, सातवा मजला, कारपेट क्षेत्र - 569 चौ. फूट = 52.88 चौ मी + फ्लो. वे. 35 चौ फूट = 3.25 चौ मी. + ओपन टेरेस क्षेत्र 53 चौ. फूट = 4.93 चौ मी, एकूण क्षेत्र - 61.05 चौ मी ((GAT NUMBER : 49 :))	
(5) क्षेत्रफळ	61.05 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:- विशाल सुदाम गायकवाड वय:- 48 पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , एफ - 2/७०२, रॉयल पार्क, बी कॅम्बिन रोड, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड - 421501 पॅन नं. -AGLPG2335B	
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अश्रांश व्यास वय:- 28; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. बी कॅम्बिन रोड, एफ - 2/३०३, रॉयल पार्क, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421501 पॅन नं. -AWNPNV1189L 2): नाव:- श्रद्धा व्यास वय:- 33; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. बी कॅम्बिन रोड, एफ - 2/३०३, रॉयल पार्क, नवरे नगर जवळ, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421501 पॅन नं. -AHSPV2769A	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	15543/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	268200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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 **₹ 31,16,476.00 (Rupees Thirty One Lakhs Sixteen Thousands Four Hundred And Seventy Six 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: 2025.01.28 18:02:12 +05'30'

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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An ISO 9001 : 2015 Certified Company

