

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Ela Mahesh Shah**

Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'34.8"N 73°5'27.1"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

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Ela Mahesh Shah**.

Boundaries of the property

North : Sarvoday Garden Apartment
South : Internal Road
East : Internal Road / Pranav Darshan CHSL
West : Sarvodaya CHSL / Aditya Heights 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 **₹ 58,61,262.50 (Rupees Fifty Eight Lakhs Sixty One Thousands Two Hundred And 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.13 18:32:03 +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

Encl.: Valuation report



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Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, 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 13.02.2025 for Housing Loan Purpose.
1	Date of inspection	11.02.2025
3	Name of the owner / owners	Ela Mahesh Shah
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	Address: Residential Flat No. 702, 7 th Floor, Building No 7, Wing - B, " Sarvoday Aangan Co-op. Hsg. Soc. Ltd. ", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Bhavya M. Shah (Owner's Son) Contact No. 7045444307
6	Location, Street, ward no	Village - Aayre, District - Thane
7	Survey / Plot No. of land	Village - Aayre New Survey No - 92/1/3 Part
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, Taxis, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 482.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 416.00 Balcony Area in Sq. Ft. = 21.00 Open Terrace Area in Sq. Ft. = 59.00</p> <p>Carpet Area in Sq. Ft. = 496.00 Open Terrace Area in Sq. Ft. = 60.00 Carpet Area in Sq. Ft. = 556.00 (Area As Per Supplementary Agreement)</p> <p>Built Up Area in Sq. Ft. = 667.20 (Carpet Area + 20%) All the above areas are within 2% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Aayre, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
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 - Ela Mahesh Shah
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Ela Mahesh Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	13,200.00 (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 law?	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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 13.02.2025 for Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Ela Mahesh Shah**.

We are in receipt of the following documents:

1)	Copy of Supplementary Agreement Dated 01.02.2014 between M/s. Annapurna Group(The Promoter) And Ela Mahesh Shah(The purchaser).
2)	Copy of Previous Valuation Report Dated 24.02.2022 issued by Vastukala Consultant (I) Pvt. Ltd..

Location

The said building is located at Village - Aayre, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 1.4 Km from Dombivli Railway Station.



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Building

The building under reference is having Stilt + 9 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. 7th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th February 2025

The Built Up Area of the Residential Flat	:	667.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As Per Previous valuation Report)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	667.20 Sq. Ft. X ₹ 2,500.00 = ₹ 16,68,000.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 4,75,237.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,980/- per Sq. M. i.e. ₹ 6,594/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,719/- per Sq. M. i.e. ₹ 5,827/- per Sq. Ft.
Value of property	:	667.00 Sq. Ft. X ₹ 9,500 = ₹63,36,500
Total Value of property as on 13th February 2025	:	₹63,36,500.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 13th February 2025	:	₹ 63,36,500.00 - ₹ 4,75,237.50 = ₹ 58,61,262.50
Total Value of the property	:	₹ 58,61,262.50
The realizable value of the property	:	₹52,75,136.00
Distress value of the property	:	₹46,89,010.00
Insurable value of the property (667.20 X 2,500.00)	:	₹16,68,000.00
Guideline value of the property (667.20 X 5827.00)	:	₹38,87,774.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, Building No 7, Wing - B, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.", Pandurangwadi, Near Sai Baba Mandir, Village - Aayre,



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Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 58,61,262.50 (Rupees Fifty Eight Lakhs Sixty One Thousands Two Hundred And Sixty Two Only)** as on 13th February 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 **13th February 2025** is **₹ 58,61,262.50 (Rupees Fifty Eight Lakhs Sixty One Thousands Two Hundred And 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.



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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:

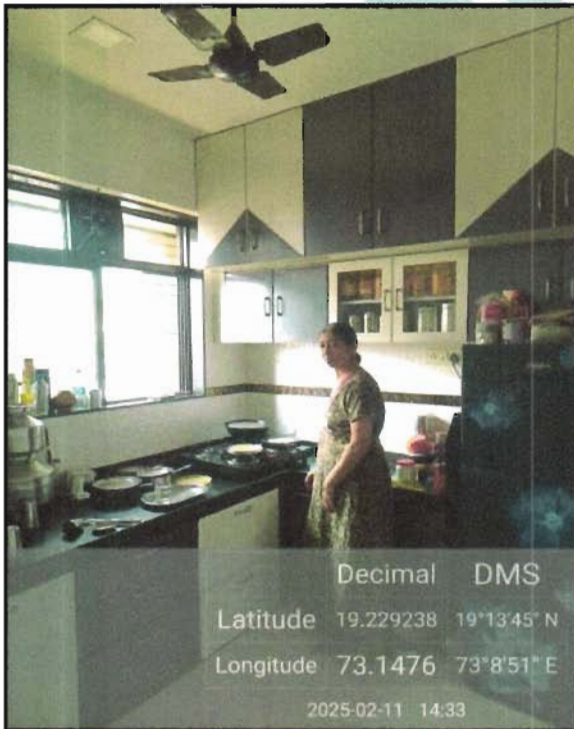
ANNEXURE TO FORM 0-1

Technical details			Main Building
1	No. of floors and height of each floor		: Stilt + 9 Upper Floors
2	Plinth area floor wise as per IS 3361-1966		: N.A. as the said property is a Residential Flat Situated on 7 th Floor
3	Year of construction		: 2006 (As Per Prevoius valuation Report)
4	Estimated future life		: 41 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 door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring		: Vitrified Tile 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
14	(i)	Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii)	Class of fittings: Superior/Ordinary/ Poor.	

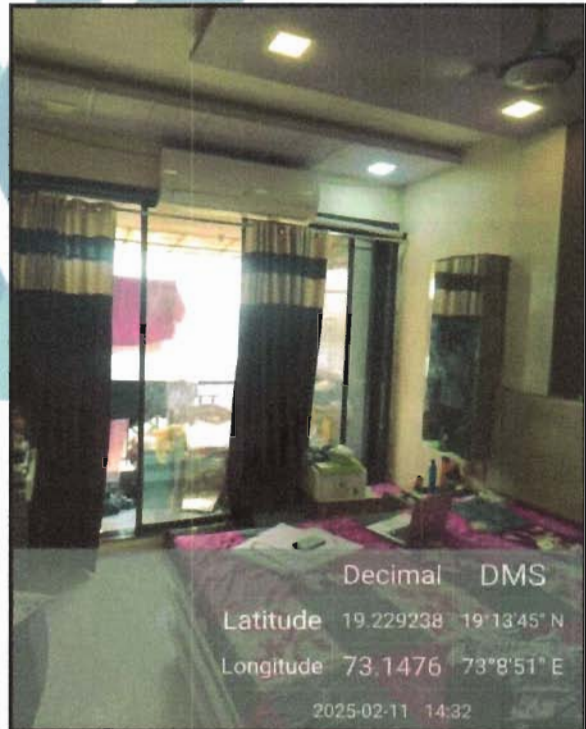
Technical details**Main Building**

15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	2 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



	Decimal	DMS
Latitude	19.229238	19°13'45" N
Longitude	73.1476	73°8'51" E
2025-02-11 14:33		



	Decimal	DMS
Latitude	19.229238	19°13'45" N
Longitude	73.1476	73°8'51" E
2025-02-11 14:32		



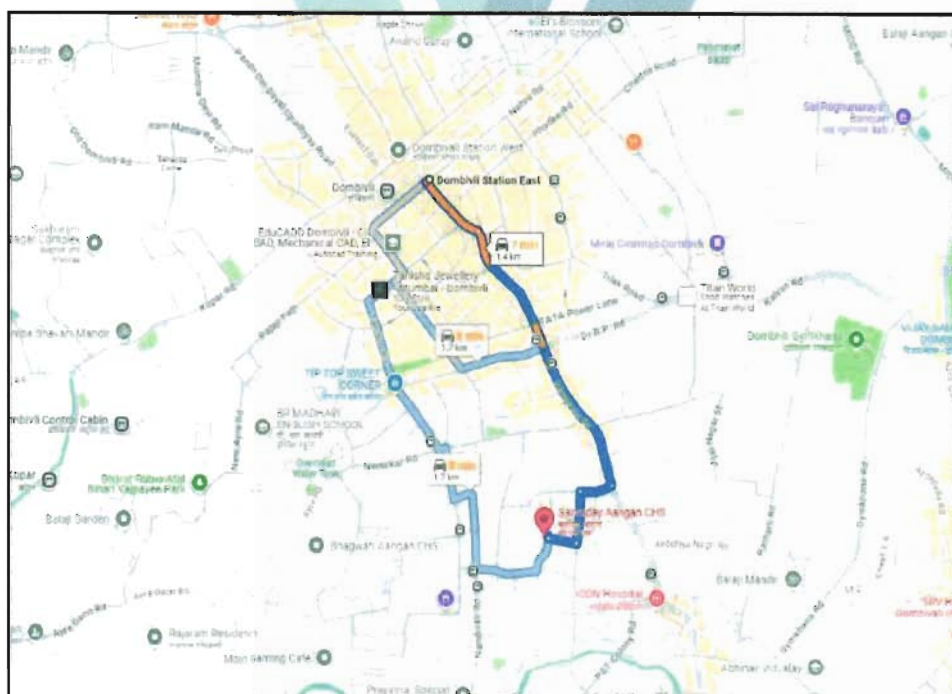
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'34.8"N 73°5'27.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1.4 Km).

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Rural Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: ☐ Development Agreement ☐ Tenant Occupied ☐ Other

Division Name: Koken

District Name: ठाणे Taluka Name: कल्याण Village/Zone Name: कल्याण नगर : जापूर गाव

Attribute: सधे मंजर SubZone Name: 11/15-विभाग 21क भाग

Mahapalika Area: Kalyan/Dombival Mun

Open Land	Residence	Office	Shop	Industry	Unit
27500	67600	7700	36200	27700	Square Meter

Not

Stamp Duty Ready Reckoner Market Value Rate for Flat	67600			
Increase by 5% on Flat Located on 7 th Floor	3380			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	70,980.00	Sq. Mtr.	6,594.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	27500			
The difference between land rate and building rate(A-B=C)	43,480.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,719.00	Sq. Mtr.	5,827.00	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

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 & Kachha 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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	533.00	639.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,570.00	₹10,475.00	-

99acres

Buy Enter Locality / Project / Society / Landmark

₹67 Lac

@ 12,570 per sq.ft.

1BHK 2Baths

Estimated EMI ₹53,513

Flat/Apartment for Sale

Mangeshi Dazzle Dombivli East

REGA STATUS REGISTERED

Registration No: P117000051137

Address: https://mahatransaction.maharashtra.gov.in/

Overview

Society

Owner Details

Price Trends

Registry Records

Society Reviews

Property (1)

Society (18)

Area

Carpet area: 533 sq.ft.

(49.52 sq.m.)

Price

₹ 67 Lac

@ 12,570 per sq.ft. (All inclusive, Negotiable)

Floor Number

6th of 14 Floors

Overlooking

Park/Garden, Main Road

Configuration

1 Bedroom , 2 Bathrooms, 1 Balcony

Address

Mangeshi Dazzle

Dombivli East, Thane

Facing

East

Property Age

10+ Year Old

Photos (1/9)

Places nearby

Dombivli East, Thane

View All (50)

Small Shiva Temple

Sai Baba Mandir

Shivam Hospital Thane

Samarth Nursing Home

Kopardes Hospital



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Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	513.00	615.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹12,671.00	₹10,569.00	-

HOUSING.COM Buy in Thane

1 RK Flat

Bhagwati villa, SBI Colony, Dombivli East, Thane

₹65.0 L EMI starts at ₹34.42 K

615.00 sq.ft Built Up Area

₹10.57 K/sq.ft Avg. Price

Ready to move Possession status

2 of 11 Floor

Unfurnished Furnishing

18 more

OVERVIEW POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	556.00	667.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,791.00	₹8,993.00	-

1349338
02-02-2024

Note :-Generated Through eSearch Module.For
original report please contact concern SRO office.

सूची क्र.2

द्वयम निबंधक : सह दु.नि.कल्याण 4
दस्ता क्रमांक : 1349/2023
नोटणी :
Regn.63m

गावाचे नाव : आयरे

(1) वित्तखाचा प्रकार	करारनामा
(2) नोंदण	60000000
(3) बाजारभाव/भाडेपट्टीचा वाढितपट्टीकार आकारणी देतो की पट्टेदार ते नमुद करावे	4083010.932
(4) भू. मापन, प्लॉट हिस्सा व धरकमाक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :- इतर माहिती :- इतर माहिती: विभाग क्र. 11/46, मूल्यदर 67600/-, मौजे आधरे स.नं. 92, हि.नं. 1/3 पैकी वरील सर्वोदय आगण को. ऑप. हो. सो. ति. मधील बिलिंग नं. 7, सदमिका नं. 503, पाचवा मजला, बी विंग, क्षेत्रफळ 496 चौ. फु. कार्पेट + ओपन टेरेस 60 चौ. फु. ((Survey Number : स.नं. 92, हि.नं. 1/3 पैकी :))
(5) क्षेत्रफळ	496 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून घेणा-या/तिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रिती साबिठाण वय:- 52 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साई दर्शन, सी विंग, ब्लॉक नं. 19, रोड नं. संगितावाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पिन नं:- AMEP5518/L 2): नाव:- जयेश चंजकलात साबिठाण वय:- 55 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साई दर्शन, सी विंग, ब्लॉक नं. 19, रोड नं. संगितावाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पिन नं:- AMMP50/31N
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अरुण हसमुख मेहता वय:- 69, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भिमा म्हात्रे बिलिंग, ब्लॉक नं. ५/16, रोड नं. मानपाडा रोड, अग्रवाल हॉल नजिक डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पिन नं:- AJJPM0899G 2): नाव:- हसमुख सुमितात मेहता वय:- 70, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भिमा म्हात्रे बिलिंग, ब्लॉक नं. ५/16, रोड नं. मानपाडा रोड, अग्रवाल हॉल नजिक डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पिन नं:- AGHPM/446H 3): नाव:- भाविका पी. राहु वय:- 41, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भिमा म्हात्रे बिलिंग, ब्लॉक नं. ५/16, रोड नं. मानपाडा रोड, अग्रवाल हॉल नजिक डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पिन नं:- DYT PS0856G
(9) दस्तावेज करून दिल्याचा दिनांक	30/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1349/2023
(12) बाजारभावाप्रमाणे मुद्राक मूल्य	420000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) शेर	
मूल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्राक मूल्य आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	860.00	1,032.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,377.00	₹7,814.00	-

9809507

28-05-2024

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 : 9809/2020

नोटणी :

Regn-63m

गावाचे नाव : आयरे

(1) विदेशाचा प्रकार	करारनामा
(2) मोबदला	7800000
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	6111593.4
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 11/46, मूल्यादर 63800/-, मोजे आयरे स नं. 92, हि. नं. 1/3 पैकी वरील सर्वोदय आंगण को. ऑप. हो. सो. लि. सदनिका नं. ए/403, चौथा मजला, बिल्डिंग नं. 7 ए विंग, क्षेत्रफळ 812 चौ. फु. कार्पेट + 48 चौ. फु. ओपन टेरेस सह एक कार पार्किंग (Survey Number : 92 ; HISSA NUMBER : 1/3 पैकी :))
(5) क्षेत्रफळ	812 चौ. फूट
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणं- या/तिहून ठेवणं- या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मोहनीरा प्रविजचंद्र गजल वय:- 32 पत्ता:- पॉईट नं. , माळा नं. चौथा मजला, इमारतीचे नाव: सर्वोदय आंगण को. ऑप. हो. सो. लि. ए विंग, बिल्डिंग नं. 7, ब्लॉक नं. ए/403, रोड नं. पांडुरंग बाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पॅन नं:- AMGGP2430E
(8) दस्तऐवज करून देणं- या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयदीप पुराबोसम सेधाजी वय:- 31, पत्ता:- पॉईट नं. , माळा नं. , इमारतीचे नाव: मंगेशी ठंडल 3 डी विंग को. ऑप. हो. सो. लि. ब्लॉक नं. डी-901, रोड नं. 90 पॉईट रोड, कांचनगाव ठाकुरी पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पॅन नं:- CPCPS5515K 2): नाव:- अकिता जयदीप सेधाजी पूर्वार्थमीची अकिता नटरत्नाल रामानी - वय:- 30, पत्ता:- पॉईट नं. , माळा नं. , इमारतीचे नाव: मंगेशी ठंडल 3 डी विंग को. ऑप. हो. सो. लि. ब्लॉक नं. डी-901, रोड नं. 90 पॉईट रोड, कांचनगाव, ठाकुरी पूर्व, महाराष्ट्र, THANE. पिन कोड:- 421201 पॅन नं:- AYHFR15/4M
(9) दस्तऐवज करून दिल्याचा दिनांक	17/12/2020
(10) दस्त नोटणी केल्याचा दिनांक	17/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	9809/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	234000
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14) शेरा	
मुद्रांकनासाठी विचारत घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेले 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 **13th February 2025**

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

Vastukala Consultants (I) Pvt. Ltd.

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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 **₹ 58,61,262.50 (Rupees Fifty Eight Lakhs Sixty One Thousands Two Hundred And 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: 2025.02.13 18:32:17 +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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