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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 : **Shri. Sunil Devchand Marathe**

Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - C, "**Neelkanth Royale Palms**", Near Rugi Colonia, Village - Chikhholi, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 505, State - Maharashtra, India.

Latitude Longitude : 19°11'14.8"N 73°13'5.8"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 Ambernath (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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#### Regd. Office

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

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✉️ **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - C, "**Neelkanth Royale Palms**", Near Rugi Colonia, Village - Chikholi, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 505, State - Maharashtra, India belongs to **Shri. Sunil Devchand Marathe**.

Boundaries of the property

North : Open Plot  
South : Wing - D  
East : Open Plot  
West : Internal Road / Rugi Colonia

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 **₹ 32,93,794.00 (Rupees Thirty Two Lakhs Ninety Three Thousands Seven Hundred And Ninety Four 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. 103, 1<sup>st</sup> Floor, Wing - C, "Neelkanth Royale Palms", Near Rugi Colonia, Village - Chikhlori, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 505, 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 24.02.2025 for Housing Loan Purpose.
1	Date of inspection	14.02.2025
3	Name of the owner / owners	<b>Shri. Sunil Devchand Marathe</b>
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	<b>Address:</b> Residential Flat No. 103, 1 <sup>st</sup> Floor, Wing - C, "Neelkanth Royale Palms", Near Rugi Colonia, Village - Chikhlori, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 505, State - Maharashtra, India.  <b>Contact Person :</b> Ms. Twinkle Marathe (Owner's Daughter) Contact No. 9028846956
6	Location, Street, ward no	Village - Chikhlori, District - Thane
7	Survey / Plot No. of land	Village - Chikhlori New Survey No - 111/2
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 712.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 456.00</b>  <b>Open Terrace Area in Sq. Ft.= 162.00</b>  <b>Flowerbed Area in Sq. Ft.= 18.00</b>  <b>Balcony Area in Sq. Ft.= 76.00</b></p> <p><b>Carpet Area in Sq. Ft. = 511.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 613.20</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Chikhlori, Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 505
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached



24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Shri. Sunil Devchand Marathe
	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 AMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Sunil Devchand Marathe
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (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	<b>SALES</b>	

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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (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.
<p><b>Remark:</b></p> <p>1. The carpet area mentioned in the Agreement is 511.00 Sq. Ft. but as per site inspection, the Carpet area is 712.00 Sq. Ft. (Including Open Terrace, Flowerbed and Balcony Area) only. Hence, For the purpose of valuation, we have considered the least area i.e., 511.00 Sq. ft. as per agreement. Hence, to give proper weightage to the value of the property, higher rate i.e. 7,000.00 per Sq. Ft. on Carpet Area is considered.</p> <p>2. As per site inspection, the Terrace area converted into Bedroom which is covered with A.C. sheet roofing at top.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 24.02.2025 for Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - C, "**Neelkanth Royale Palms**", Near Rugi Colonia, Village - Chikhloli, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 505, State - Maharashtra, India belongs to **Shri. Sunil Devchand Marathe**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.4376/2014 Dated 25.06.2014 between M/s. Neelkanth Associates (The Promoter) And Shri. Sunil Devchand Marathe(The purchaser).
2)	Copy of Commencement Certificate No.ANP / NRV / BP / 2010 - 2011 / 1731 / 1946 /114 Dated 21.03.2011 issued by Ambarnath Municipal Council.
3)	Copy of Part Occupancy Certificate No.ANP / NRV / 2014 - 2015 / 944 Dated 14.11.2014 issued by Ambarnath Municipal Council.



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**Location**

The said building is located at Village - Chikhloli, Taluka - Ambarnath, District - Thane, PIN Code - 421 505. The property falls in Residential Zone. It is at a traveling distance 4.7 Km from Ambarnath Railway Station.

**Building**

The building under reference is having Stilt + 7 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. 1st Floor is having 4 Residential Flat. The building is having 1 lift.

**Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + 4 Passage + Cupboard + 2 Balcony. 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 24th February 2025**

The Carpet Area of the Residential Flat	:	511.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	11 Years
Cost of Construction	:	613.20 Sq. Ft. X ₹ 2,800.00 = ₹ 17,16,960.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 2,83,206.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 50,400/- per Sq. M. i.e. ₹ 4,682/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,952/- per Sq. M. i.e. ₹ 4,269/- per Sq. Ft.
Value of property	:	511.00 Sq. Ft. X ₹ 7,000 = ₹35,77,000
Total Value of property as on 24th February 2025	:	₹35,77,000.00

(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)

<b>Fair value of the property as on 24th February 2025</b>	:	<b>₹ 35,77,000.00 - ₹ 2,83,206.00 = ₹ 32,93,794.00</b>
<b>Total Value of the property</b>	:	<b>₹ 32,93,794.00</b>
<b>The realizable value of the property</b>	:	<b>₹29,64,415.00</b>
<b>Distress value of the property</b>	:	<b>₹26,35,035.00</b>
<b>Insurable value of the property (613.20 X 2,800.00)</b>	:	<b>₹17,16,960.00</b>



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<b>Guideline value of the property (613.20 X 4269.00)</b>	<b>:</b>	<b>₹26,17,751.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - C, "**Neelkanth Royale Palms**", Near Rugi Colonia, Village - Chikhholi, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 505, State - Maharashtra, India for this particular purpose at **₹ 32,93,794.00 (Rupees Thirty Two Lakhs Ninety Three Thousands Seven Hundred And Ninety Four Only)** as on 24th 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 **24th February 2025** is **₹ 32,93,794.00 (Rupees Thirty Two Lakhs Ninety Three Thousands Seven Hundred And Ninety Four 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

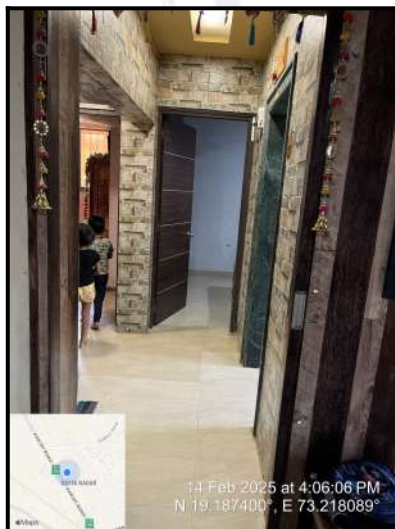
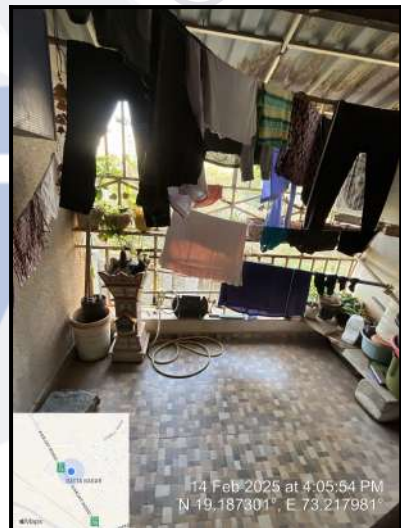
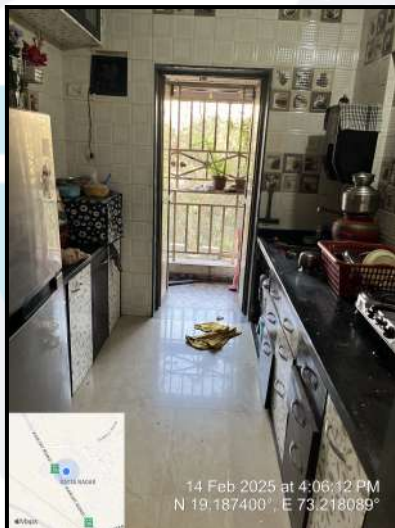
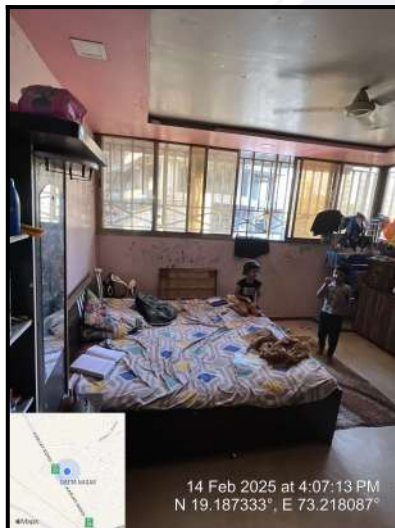
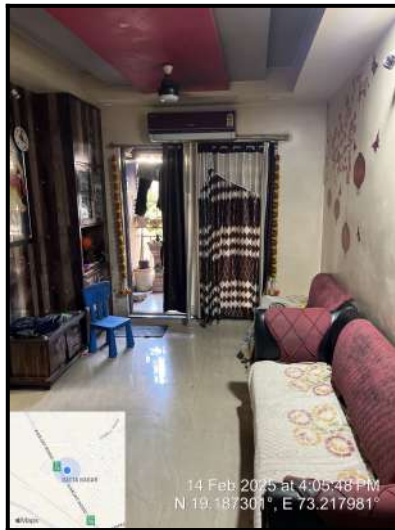
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 2014 (As per occupancy certificate)				
4	Estimated future life	: 49 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 with POP false Ceiling.				
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.	:
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	: 1Lift 
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





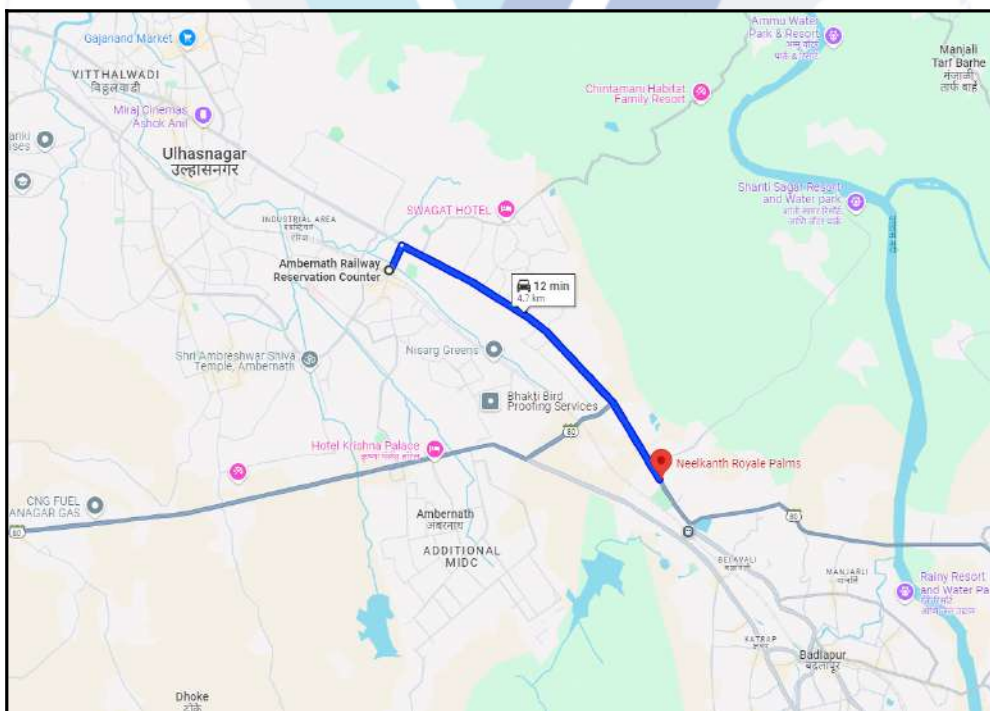
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°11'14.8"N 73°13'5.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ambarnath - 4.7 Km).



## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Card/Rate
Logout

### Valuation For Influence Area

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Koken Help on Division

District Name ठाणे Taluka Name अंबरनाथ Village/Zone Name मोडे (गांव) पेठखोरीसे (अं

Attribute सद नंबर SubZone Name 4/12-अ-1) गांज निखलीले

Mahapalika Area A Class Palika

Open Land	Residence	Office	Shop	Industry	Unit
9960	50400	58000	74600	58000	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	50400			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>50,400.00</b>	<b>Sq. Mtr.</b>	<b>4,682.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9960			
The difference between land rate and building rate(A-B=C)	40,440.00			
Percentage after Depreciation as per table(D)	11%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>45,952.00</b>	<b>Sq. Mtr.</b>	<b>4,269.00</b>	<b>Sq. Ft.</b>

### 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 & 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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	564.00	676.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹7,624.00	₹6,353.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹43 Lac @ 7,624 per sq.ft. 2BHK 2Baths Flat/Apartment for Sale in Rugi Colonia, Ambarnath West, Thane". Below this, it states "Estimated EMI ₹34,344". The listing is categorized as "Under Construction" and was posted on Feb 08, 2025. The RERA status is "REGISTERED" with registration number PS1700051526. The listing includes a navigation menu with options like Overview, Society, Dealer Details, Price Trends, Registry Record, and Society Reviews. A video player shows the property, and a sidebar lists key details: Area (Carpet area: 564 sq.ft.), Configuration (2 Bedrooms, 2 Bathrooms, 2 Balconies), Price (₹43 Lac + Govt Charges & Tax @ 7,624 per sq.ft. (Negotiable)), Address (Rugi Colonia, Ambarnath West, Thane), Floor Number (14<sup>th</sup> of 14 Floors), Facing (South-West), Overlooking (Park/Garden, Club, Main Road), and Possession in (Dec 2026). A notification indicates "2 people viewed this property yesterday".

## Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	399.00	478.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹8,078.00	₹6,731.00	-



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

Home » Property in Thane Outskirts » Flats for sale in Thane Outskirts » Flats for sale in Ambarnath » Flats for sale in Ambarnath West » 1 BHK Flats for sale in Ambarnath West » 30 to 35 Lakh  
 Posted on Jan 07, 2025 | Under Co

₹ 32.23 Lac

@ 86,849 per sq.m.  
Estimated EMI ₹ 25,742

1BHK 2Baths

Flat/Apartment for Sale  
in Rugi Colonia, Ambarnath West, Thane

RERA STATUS REGISTERED | Registration No: P51700051526 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Videos (1)   Property (3)   Society (12)

+ Area

Carpet area: 37.11 sq.m. ▾

+ Configuration

1 Bedroom , 2 Bathrooms, 2 Balconies

+ Price

₹ 32.23 Lac  
@ 86,849 per sq.m. (All Inclusive, Negotiable)

+ Address

Rugi Colonia  
Ambarnath West, Thane

+ Floor Number

11<sup>th</sup> of 13 Floors

+ Facing

West

+ Overlooking

Main Road, Club, Park/Garden, Others

+ Possession in

May 2025

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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	511.00	613.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,863.00	₹4,886.00	-

781778  
02-08-2024

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

**सूची क्र.2**

द्वयम निबंधक : सह दु.नि. उल्हासनगर 2  
दस्त क्रमांक : 7817/2024  
नोटणी :  
Regn.83m

**गावाचे नाव : चिखलोली**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2666000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन ; इतर माहिती: मौजे चिखलोली ता.अंबरनाथ,जि. ठाणे येथील स .नं.111,हि .नं 2 यावरील निळकंठ रॉयल पॉमस मधील निवासी सदनिका क्र .402, चौथा मजला,विंग बी,क्षेत्र 47.50 चौ. मी .कारपेट . (बांधकाम पूर्ण झाल्याची दि. 14/11/2014 च्या अन्वये 9% वजावट)( ( Survey Number : 111 ; ) )
(5) क्षेत्रफळ	47.50 चौ.मीटर
(6) आकारणी किंवा जुडी ट्रेप्यात 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:-सुरेश गुरुदोन वर्मा वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॅट नं. 402, चौथा मजला, विंग बी, निळकंठ रॉयल पॉमस, चिखलोली, बदलापूर (प), महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ABYPV7943C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष रामसनेही यादव वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॅट नं. 704 , सातवा मजला, विंग ए, निळकंठ रॉयल पॉमस, चिखलोली, बदलापूर (प), महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AHDPY7196H 2): नाव:-पुष्पा रमेश यादव वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॅट नं. 704 , सातवा मजला, विंग ए, निळकंठ रॉयल पॉमस, चिखलोली, बदलापूर (प), . . पिन कोड:-421503 पॅन नं:-AJNPPY7524P
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2024
(10) दस्त नोटणी केल्याचा दिनांक	30/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7817/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभावप्रमाणे नोटणी शुल्क	28000
(14) खेरा	
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



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	850.00	1,020.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,146.00	₹5,122.00	-

859339

18-03-2024

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

सूचा क्र.2

दुय्यम अनबधक : सह दु.अ.उल्हासनगर 3

दस्त क्रमांक : 859/2024

नोदणी :

Regn:63m

गावाचे नाव : चिखलोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3635000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथदुतर वर्णन ;, इतर माहिती: मौजे चिखलोली,तालुका अंबरनाथ,जिल्हा ठाणे,सर्वे नं 111,हिस्सा नं 2,ए विंग,नीलकंठ सॉयल पाल्म्स बिल्डिंग,मधील पहिल्या मजल्यावरील,निवासी सदनिका नं 102 क्षेत्र 79 चौ मीटर कारपेट पैकी 47.50 चौ मीटर कारपेट + 31.50 चौ मीटर ओपन टेरेस( ( Survey Number : 111 ; HISSA NUMBER : 2 ; ) )
(5) क्षेत्रफळ	79 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पराग प्रकाश बावठेकर वय:-44 पत्ता:-प्लॉट नं: रो हाऊस नं 28 , माळा नं: --, इमारतीचे नाव: गार्डन व्हीव को ऑफ हाऊसिंग सोसायटी , ब्लॉक नं: टिकोजिनि वाठी जवळ मानपाडा ठाणे पश्चिम , रोड नं: --, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AKXPB7518H 2): नाव:-ज्योति पराग बावठेकर वय:-47 पत्ता:-प्लॉट नं: रो हाऊस नं 28 , माळा नं: --, इमारतीचे नाव: गार्डन व्हीव को ऑफ हाऊसिंग सोसायटी तिमिटेठ , ब्लॉक नं: टिकोजिनि वाठी जवळ मानपाडा ठाणे पश्चिम , रोड नं: --, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AKXPB2471R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर रामदास जाधव वय:-31; पत्ता:-प्लॉट नं: घर नं 4669 , माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: शिवसेना शाखे जवळ साई बाबा मंदिर भास्कर नगर अंबरनाथ पश्चिम, रोड नं: --, महाराष्ट्र, THANE. पिन कोड:-421505 पॅन नं:-ARFPJ1218B 2): नाव:-रोखर रामदास जाधव वय:-29; पत्ता:-प्लॉट नं: घर नं 4699 , माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: शिवसेना शाखे जवळ साई बाबा मंदिर भास्कर नगर अंबरनाथ पश्चिम, रोड नं: --, महाराष्ट्र, THANE. पिन कोड:-421505 पॅन नं:-ATMPJ0975A 3): नाव:-रोहित रामदास जाधव वय:-27; पत्ता:-प्लॉट नं: घर नं 4699 , माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: शिवसेना शाखे जवळ साई बाबा मंदिर भास्कर नगर अंबरनाथ पश्चिम, रोड नं: --, महाराष्ट्र, THANE. पिन कोड:-421505 पॅन नं:-BMEPJ5957Q
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
(10) दस्त नोदणी केल्याचा दिनांक	18/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	859/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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.

## 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 **₹ 32,93,794.00 (Rupees Thirty Two Lakhs Ninety Three Thousands Seven Hundred And Ninety Four 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



Since 1989

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

An ISO 9001 : 2015 Certified Company

