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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Mohinder Kaur Virdi, Ms. Shiana Kaur Virdi & Mr. Amritraj Singh Virdi**

Residential Flat No. 2003, 20th Floor, Building No CL04-B1, Tower No. 7, "**Serenity**", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India.

Latitude Longitude : 19°10'45.8"N 73°4'31.1"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2003, 20th Floor, Building No CL04-B1, Tower No. 7, "Serenity", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi.**

Boundaries of the property

North : Internal Road
South : Garden
East : Tower No. 8
West : Tower No. 6

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 **₹ 69,12,000.00 (Rupees Sixty Nine Lakhs Twelve 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



Our Pan India Presence at :

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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
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Residential Flat No. 2003, 20th Floor, Building No CL04-B1, Tower No. 7, "Serenity", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 10.03.2025 for Housing Loan Purpose.
1	Date of inspection	28.02.2025
3	Name of the owner / owners	Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi
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. 2003, 20 th Floor, Building No CL04-B1, Tower No. 7, "Serenity", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India. Contact Person : Mrs. Mohinder Kaur Viridi (Owner) Contact No. 9819771414
6	Location, Street, ward no	Divya Manpada Road, Off. Kalyan Shilphata Road Village - Usarghar, Dombivali (East) District - Thane
7	Survey / Plot No. of land	Village - Usarghar New Survey No - 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 37/1, 37/2, 38/1 to 38/4, 70/9 to 70/11 & Other
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. = 579.58 (Area as per Site measurement) Carpet Area in Sq. ft. = 514.00 Cupboard Area in Sq. Ft. = 12.00 Balcony Area in Sq. Ft. = 36.00 Dry Balcony Area in Sq. Ft. = 18.00 Carpet Area in Sq. Ft. = 576.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 633.60 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Usarghar, Dombivali (East) Taluka - Kalyan, District - Thane, Pin - PIN - 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?	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 MMRDA 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	14,400.00 (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 – 2022 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 10.03.2025 for Residential Flat No. 2003, 20th Floor, Building No CL04-B1, Tower No. 7, "**Serenity**", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.1879 / 2024 Dated 25.01.2024 between M/s. Horizon Projects Pvt. Ltd. (The Promoter) And Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi (The Allottee).
2)	Copy of Occupancy Certificate No.SROT / Growth Centre / 2401 / BP / ITP - OC / Usarghar - Sandap- 01/ Vol - 20 / 1604 / 2022 Dated 12.12.2022 issued by Mumbai Metropolitan Region Development Authority.
3)	Copy of Possession Letter Dated 06.02.2025 in the name of Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi issued by M/s. Horizon Projects Pvt. Ltd .
4)	Copy of RERA Certificate No.P51700008440 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Car Parking Allotment Letter Dated 06.02.2025 in the name of Mrs. Mohinder Kaur Viridi, Ms. Shiana Kaur Viridi & Mr. Amritraj Singh Viridi issued by M/s. Horizon Projects Pvt. Ltd.

Location

The said building is located at Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201. The property falls in Residential Zone. It is at a traveling distance 3.00 Km. from Dativali Railway Station.



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Building

The building under reference is having Ground + 2 Podium + 20 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. 20th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 20th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 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 10th March 2025

The Carpet Area of the Residential Flat	:	576.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	3 Years
Cost of Construction	:	633.60 Sq. Ft. X ₹ 2,800.00 = ₹ 17,74,080.00
Depreciation $\{(100 -) \times (3 / 60)\}$:	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	:	₹ 62,920/- per Sq. M. i.e. ₹ 5,845/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	576.00 Sq. Ft. X ₹ 12,000 = ₹69,12,000
Total Value of property as on 10th March 2025	:	₹69,12,000.00

(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)

Fair value of the property as on 10th March 2025	:	₹ 69,12,000.00 - ₹ 0.00 = ₹ 69,12,000.00
Total Value of the property	:	₹ 69,12,000.00
The realizable value of the property	:	₹62,20,800.00
Distress value of the property	:	₹55,29,600.00
Insurable value of the property (633.60 X 2,800.00)	:	₹17,74,080.00
Guideline value of the property (633.60 X 5590.00)	:	₹35,41,824.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2003, 20th Floor, Building No CL04-B1, Tower No. 7, "Serenity", My City Phase – II, Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India for this particular purpose at **₹ 69,12,000.00 (Rupees Sixty Nine Lakhs Twelve Thousands**

Only) as on 10th March 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 **10th March 2025** is **₹ 69,12,000.00 (Rupees Sixty Nine Lakhs Twelve 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 + 2 Podium + 20 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 20 th Floor				
3	Year of construction	: 2022 (As per occupancy certificate)				
4	Estimated future life	: 57 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	: All external walls are 9" thick and partition walls are 6" thick
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

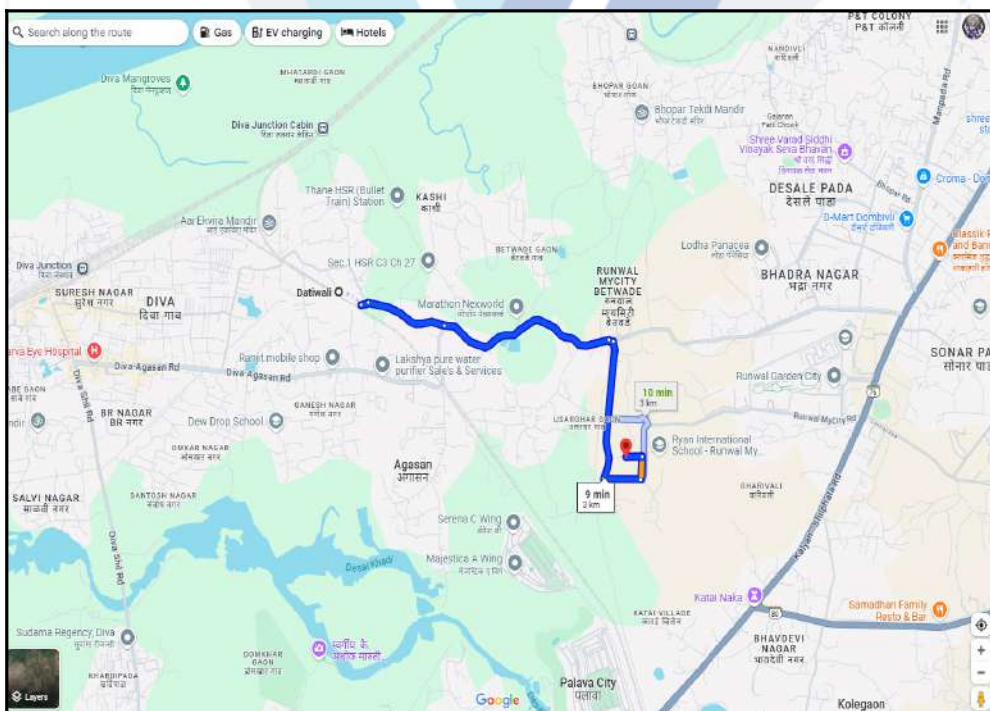
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°10'45.8"N 73°4'31.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Datiwali - 3.00 Km.).

Ready Reckoner Rate



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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Calculator
LOGOUT



Valuation For Urban Area

Welcome to Valuation of Properties in Maharashtra

Location Details

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name: [Help on Division](#)

Attribute: SubZone Name: [Help on Division](#)

Mahapalika Area: [Help on Division](#)

Open Land	Residence	Office	Shop	Industry	Unit
7900	57200	65900	71700	85900	Square Meter

Active Windows
Go to Settings to activate Windows

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	57200			
Increase by 10% on Flat Located on 20 th Floor	5720			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	62,920.00	Sq. Mtr.	5,845.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7900			
The difference between land rate and building rate(A-B=C)	55,020.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	60,169.00	Sq. Mtr.	5,590.00	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 & 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	-		
	Carpet	Built Up	Saleable
Area	505.00	555.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,871.00	₹11,701.00	-

99acres
Buy ▾ Enter Locality / P

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Dombivli > Flats in Dombivli East > 2 BHK Flats in Dombivli East Posted on Mar 0

Verified

₹65 Lac

@ 12,871 per sq.ft.

Estimated EMI ₹51,916

2BHK 2Baths

Flat/Apartment for Sale

in Runwal Gardens, Dombivli East, Thane

Contact Dealer FREE

Shortlist

RERA STATUS
REGISTERED
Registration No: P51700022699
Website: https://maharera.mahaonline.gov.in/

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (11)
Society (88)

+ Area

Carpet area: 505 sq.ft. (46.92 sq.m.)

+ Configuration

2 Bedrooms , 2 Bathroom with Others

₹ Price

₹ 65 Lac+ Govt Charges & Tax

@ 12,871 per sq.ft. (Negotiable)

[Details](#)

+ Address

Runwal Gardens

Dombivli East, Thane

F Floor Number

21st of 23 Floors

+ Facing

West

H Overlooking

Park/Garden, Main Road, Club, Pool etc.

🎂 Property Age

5+ Years Old

[View Construct](#)

Send Feedback

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	372.00	409.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,366.00	₹11,241.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of ₹46 Lac at ₹12,365 per sq.ft. The property is located in Runwal Gardens, Dombivli East, Mumbai. Key details include a carpet area of 372 sq.ft., a floor number of 15th of 23 floors, and a configuration of 1 Bedroom, 1 Bathroom, and 1 Balcony with a Study Room. The listing also mentions "RERA STATUS REGISTERED" and provides a registration number and website link.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	698.00	767.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,689.00	₹9,718.00	-

4434507 28-03-2024 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 : 4434/2024 नोटणी : Regn:83m
गावाचे नाव : उसरघर		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबडला	7461230	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5123000	
(4) भू-मापन,पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-ऑबिविलीइतर वर्णन :सदनिका नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड : , इतर माहिती: विभाग नं. 47/151/1,मोजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 1806,18 वा मजला,टॉवर सीएल06-08,रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 64.89 चौ. मी. कारपेट म्हणजेच 698.48 चौ. फुट कारपेट ...एक कार पार्किंग सहित... शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्प अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत(536/म-1 दिनांक 04-01-2008/15-01-2008)((Survey Number : मोजे-उसरघर, सव्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt.), 103/2, 103/3 to 5, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 104, 106/2, 106/3, 106/6, 107/1, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मोजे संदप, सव्हे नं. 2 आणि 21/1 ;))	
(5) क्षेत्रफळ	698.48 चौ.फुट	
(6)आकारणी किंवा जुडी देण्यात असत तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. हॉरीशोन प्रोजेक्ट स प्रा. लि. तर्फे सप्लायर / अधिकृत स्वाकरीकार सोरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पावदा मजला, राजवाठ रॅण्ड ओमकार इन्केअर, सायन चुनाभट्टी सिंग्रल समोर, सायन पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1404F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिजू सेरा देसान पांच्या तर्फे कु.मु. म्हणून बेनिता देसान - वय:-19; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 5, विल्डींग नं. ए, चॅम्पसन्धी सोसायटी, वी एत लोखंडे मार्ग, चेंबूर पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400043 पॅन नं:-ALVPD6314Q 2): नाव:-कजननाईकांत थॉमस देसान पांच्या तर्फे कु.मु. म्हणून बेनिता देसान - वय:-19; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 5, विल्डींग नं. ए, चॅम्पसन्धी सोसायटी, वी एत लोखंडे मार्ग, चेंबूर पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAL. पिन कोड:-400043 पॅन नं:-AUDPK8893Q	
(9) दस्तऐवज करून दिव्याचा दिनांक	26/03/2024	
(10)दस्त नोटणी केव्याचा दिनांक	26/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4434/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000	
(13)बाजारभावाप्रमाणे नोटणी शुल्क	30000	
(14)सोरा		
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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	415.00	456.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,740.00	₹9,764.00	-

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

नोंदणी :
Regn:63m

गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4457227
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2911000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:कल्याण-डॉंबिवलीइतर वर्णन :सदनिका नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड : , इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 1410,14 वा मजला, टॉवर सीएल06-08,रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 38.52 चौ. मी. कारपेट म्हणजेच 414.63 चौ. फुट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत(536/म-1 दिनांक 04-01-2008/15-01-2008)((Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt.), 103/2, 103/3 to 5, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 104, 106/2, 106/3, 106/6, 107/1, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;))
(5) क्षेत्रफळ	414.63 चौ.फुट
(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:-मे. हॉरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: पाचवा मजला, रुणवाल एंण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नम्रता रामराव जोगदनकर - वय:-28; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साबे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BCCPJ6695P 2): नाव:-रामराव माधव जोगदनकर . वय:-59; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साबे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ADAPJ1911E 3): नाव:-सरस्वती रामराव जोगदनकर . वय:-45; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साबे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AVWJPJ1871F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4404/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	201000
(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 **10th March 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 **₹ 69,12,000.00 (Rupees Sixty Nine Lakhs Twelve 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

