



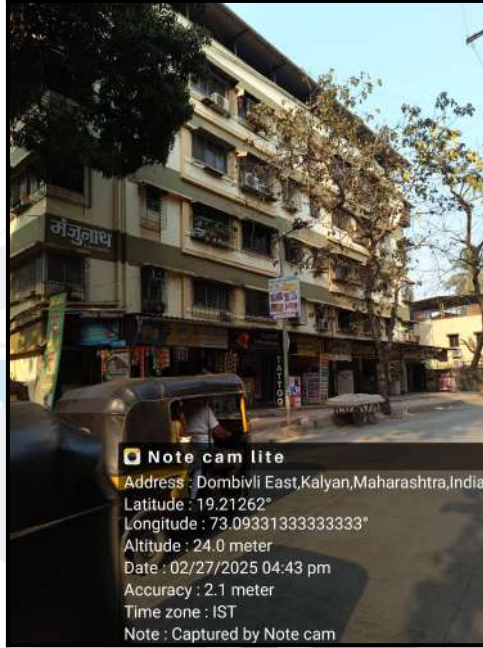
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Vikram Sharadchandra Vaidya & Mrs. Vibha Vikram Vaidya**

Residential Flat No. 305, 3rd Floor, Wing - B, "Manjunath Co-Op. Hsg. Soc. Ltd.", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'46.7"N 73°5'36.6"E

Intended User:

**Cosmos Bank
Dombivali (East)**

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

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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. 305, 3rd Floor, Wing - B, "**Manjunath Co-Op. Hsg. Soc. Ltd.**", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Vikram Sharadchandra Vaidya & Mrs. Vibha Vikram Vaidya**.

Boundaries of the property

North : Trimurti Apartment
South : Sant Namdev Road
East : Manogat Bungalow
West : Internal Road

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 **₹ 39,03,830.00 (Rupees Thirty Nine Lakhs Three Thousand Eight Hundred And Thirty 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. 305, 3rd Floor, Wing - B, "**Manjunath Co-Op. Hsg. Soc. Ltd.**", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (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 03.03.2025 for Bank Loan Purpose.
1	Date of inspection	27.02.2025
3	Name of the owner / owners	Mr. Vikram Sharadchandra Vaidya & Mrs.Vibha Vikram Vaidya
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. 305, 3 rd Floor, Wing - B, " Manjunath Co-Op. Hsg. Soc. Ltd. ", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mrs. Vibha Vikram Vaidya (Owner) Contact No. 8097400100
6	Location, Street, ward no	Sant Namdeo Path Village - G. B. Patharli, District - Thane
7	Survey / Plot No. of land	CTS No - 10355 of Village - G. B. Patharli New Survey No - 62/14(P)
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. = 403.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 490.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201



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14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Vikram Sharadchandra Vaidya & Mrs.Vibha Vikram Vaidya
	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 DMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Vikram Sharadchandra Vaidya & Mrs.Vibha Vikram Vaidya
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1978 (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, Dombivali (East) Branch to assess Fair Market Value as on 03.03.2025 for Residential Flat No. 305, 3rd Floor, Wing - B, "**Manjunath Co-Op. Hsg. Soc. Ltd.**", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Vikram Sharadchandra Vaidya & Mrs.Vibha Vikram Vaidya**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.2936 / 2010 Dated 13.05.2010 between Mrs. Ashwini Ratnakar Jawalekar(The Transferor) And Mr. Vikram Sharadchandra Vaidya & Mrs.Vibha Vikram Vaidya(The transferee).
2)	Copy of Commencement Certificate Document No.not visible Dated 27.07.1975 issued by Dombivali Municipal Council.
3)	Copy of Occupancy Certificate No.DOM / PWB / 886 Dated 09.08.1978 issued by Dombivali Municipal Council.

Location

The said building is located at Village - G. B. Patharli, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 750M from Dombivli Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

Valuation as on 3rd March 2025

The Built Up Area of the Residential Flat	:	490.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	1978 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	47 Years
Cost of Construction	:	490.00 Sq. Ft. X ₹ 2,600.00 = ₹ 12,74,000.00
Depreciation $\{(100 - 10) \times (47 / 60)\}$:	70.50%
Amount of depreciation	:	₹ 8,98,170.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,080/- per Sq. M. i.e. ₹ 5,117/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 48,047/- per Sq. M. i.e. ₹ 4,464/- per Sq. Ft.
Value of property	:	490.00 Sq. Ft. X ₹ 9,800 = ₹48,02,000
Total Value of property as on 3rd March 2025	:	₹48,02,000.00

(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 3rd March 2025	:	₹ 48,02,000.00 - ₹ 8,98,170.00 = ₹ 39,03,830.00
Total Value of the property	:	₹ 39,03,830.00
The realizable value of the property	:	₹35,13,447.00
Distress value of the property	:	₹31,23,064.00
Insurable value of the property (490.00 X 2,600.00)	:	₹12,74,000.00
Guideline value of the property (490.00 X 4464.00)	:	₹21,87,360.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 305, 3rd Floor, Wing - B, "Manjunath Co-Op. Hsg. Soc. Ltd.", Sant Namdeo Path, Village - G. B. Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 39,03,830.00 (Rupees Thirty Nine Lakhs Three Thousand Eight Hundred And Thirty Only)** as on 3rd 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 **3rd March 2025** is **₹ 39,03,830.00 (Rupees Thirty Nine Lakhs Three Thousand Eight Hundred And Thirty 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

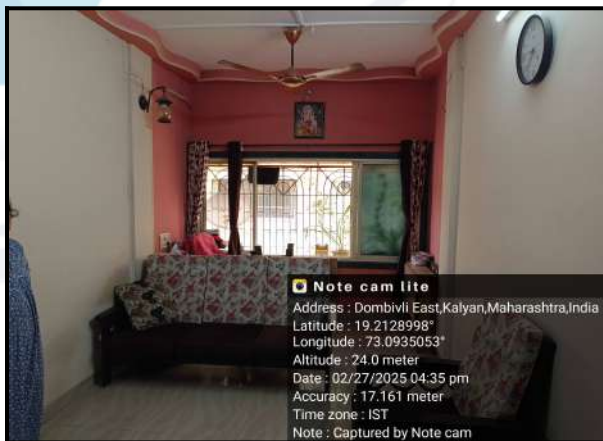
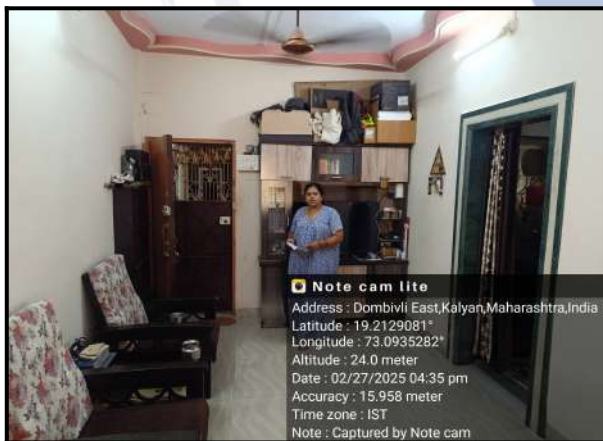
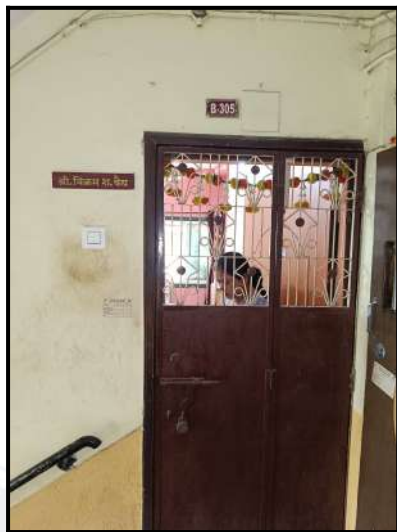
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

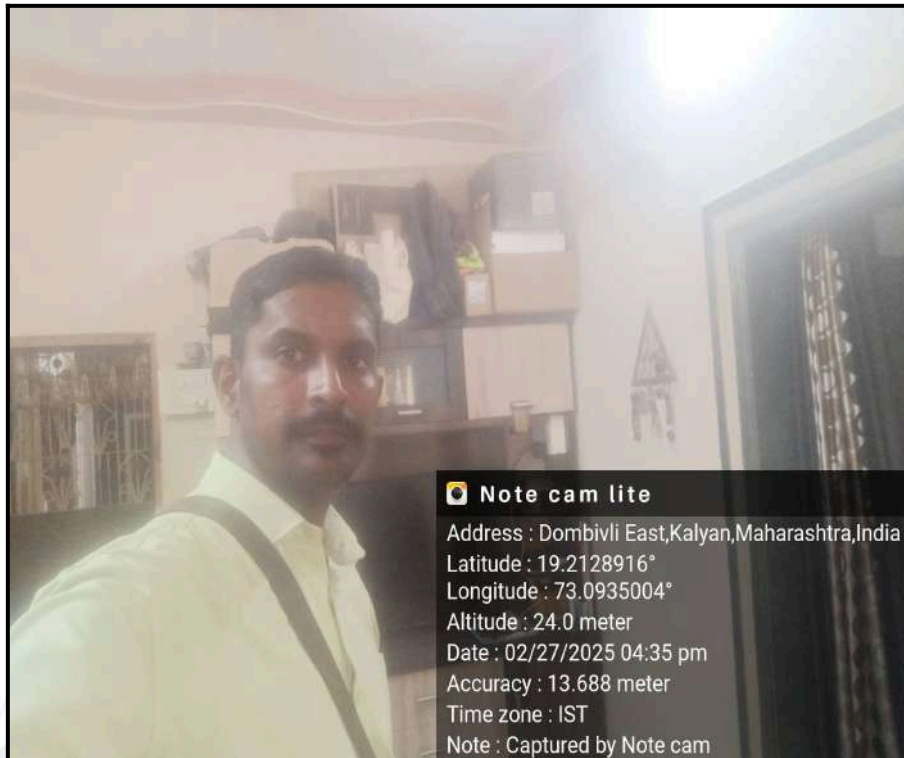
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 1978 (As per occupancy certificate)				
4	Estimated future life	: 13 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 with M.S 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	<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. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

Actual Site Photographs



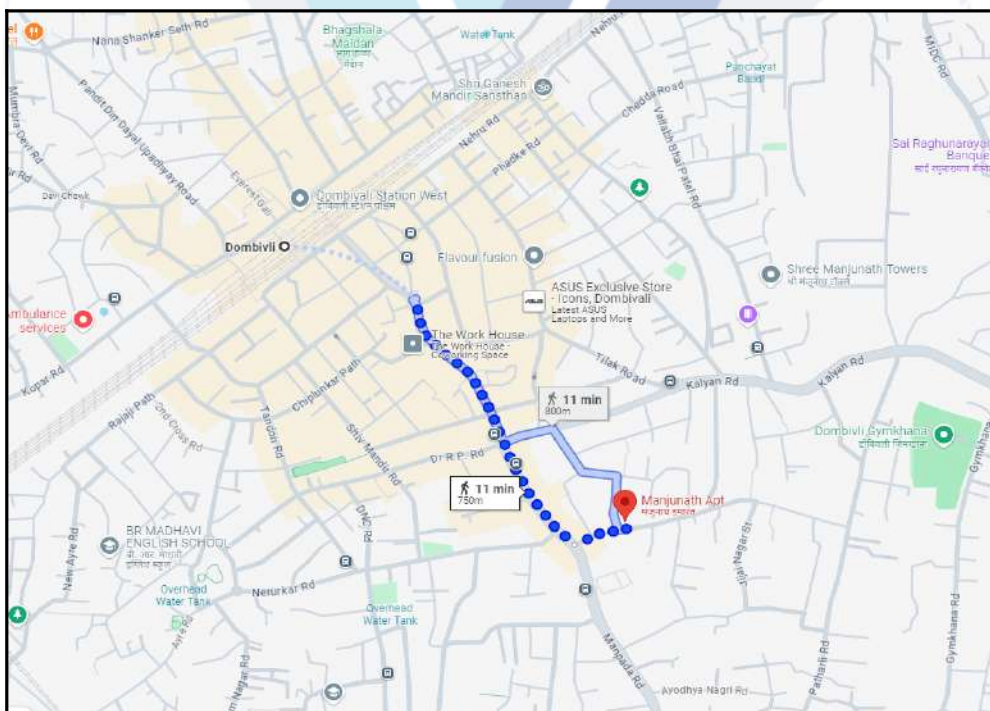
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'46.7"N 73°5'36.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 750M).



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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20242025 English

Annual Statement of Rates

Selected District ठाणे

Select Taluka कल्याण

Select Village गावाचे नाव : गजबंधन पाथर्ली

Search By Survey No Location

Enter Survey No 10355

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	बौद्धिक	एकक (Rs./)	Attribute
8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वेकडील भाग (पाथर्ली गाव)	24500	64800	74500	88500	74500	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	64800			
Decrease by 15% on Flat Located on 3 rd Floor	9720			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	55,080.00	Sq. Mtr.	5,117.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24500			
The difference between land rate and building rate(A-B=C)	30,580.00			
Percentage after Depreciation as per table(D)	23%			
Rate to be adopted after considering depreciation [B + (C X D)]	48,047.00	Sq. Mtr.	4,464.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%

Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate
---------------	--	--



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	490.00	588.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,612.00	₹8,844.00	-



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1 BHK Flat In Manjunath Chs For Sale In Dombi...
637V+8V2 Tilak School Rd, Tilak Nagar NEAR TilakNagar Vidya ...

₹ 52 Lacs
Negotiable

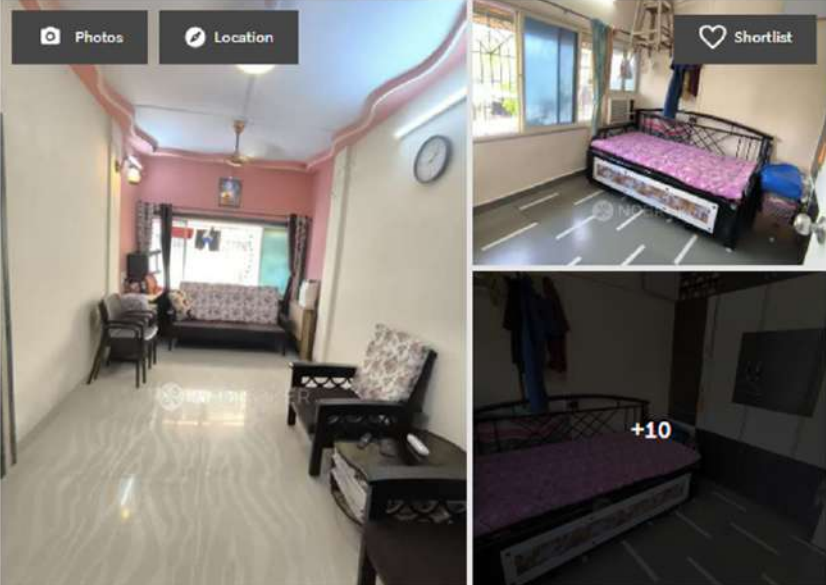
₹ 29,803/Month
Estimated EMI

585
Sq.Ft

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

Photos
Location



Negotiable Rent
+10

1 Bedroom
No. of Bedroom

Feb 3, 2025
Posted On

1 Bathroom
No. of Bathroom

Immediately
Possession

NA
Balcony

Manjunath Chs
Apartment

Bike and Car
Parking

Partial
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: [HDFC Bank](#) [Dombivli Railway Station / Ram Nagar](#) [AIMS Hospital](#) [Gopi Cine Mall](#)
[Lok Dhara Phase 2 Garden](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	585 Sq.Ft	Carpet Area	490 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	South

Activity On This Property

Unique Views: 0
Shortlists: 0
Contacted: 0


Powered By: NBEstimate

Sale Trend in Mumbai

Price Range (Per Sq.Ft)	Growth (past year)
₹ 5,939 - ₹ 8,687	+26.33%

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	395.00	474.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,861.00	₹7,384.00	-



99acres

Home > Property in Thane Outskirts > 1 RK in Thane Outskirts > 1 RK in Dombivli > 1 RK in Tilak Nagar > 30 to 35 Lakh Posted on Nov 25, 2024 | Ready to move

₹35 Lac

@ 8,860 per sq.ft.

Estimated EMI ₹ 27,955

1RK 1Bath


Studio Apartment for Sale

in New Tejaswi Apartment, Tilak Nagar, Dombivli East

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Recommendations
Articles

Property (5)



Photos (1/5)

Area

Carpet area: 395 sq.ft. (36.7 sq.m.)

Price

₹ 35 Lac

@ 8,860 per sq.ft. (Negotiable)

Floor Number

1st of 4 Floors

Property Age

10+ Year Old

Configuration

1 Room, 1 Bathroom, No Balcony

Address


New Tejaswi Apartment
Tilak Nagar, Dombivli East

Overlooking

Main Road

Places nearby View All (50)


Tilak Nagar, Dombivli East



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	670.00	804.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,000.00	₹8,333.00	-



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2 BHK Flat In Om Datta Prakash Society For Sal...
636V+WWC, Gograswadi, Dombivli East, Dombivli, Maharashtra ...

₹ 67 Lacs
Negotiable




₹ 38,400/Month
Estimated EMI


745
Sq.Ft

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Photos
Location



2 Bedroom <small>No. of Bedroom</small>	Dec 31, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Om Datta Prakash ... <small>Apartment</small>
Bike <small>Parking</small>	Partial <small>Power Backup</small>

Contact

 **Schedule Visit**

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info

Nearby: HDFC Bank Dombivali Railway Station / Ram Nagar AIMS Hospital Gopi Cine Mall

Lok Dhara Phase 2 Garden

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.0 Per Sq.Ft/M	Flooring NA
Builtup Area 745 Sq.Ft	Carpet Area 670 Sq.Ft
Furnishing Status Semi Furnish Now	Facing East
Floor 3/5	Parking Bike

Activity On This Property

121
Unique Views

2
Shortlists

2
Contacted

Powered By: NBEstimate

Sale Trend in mumbai

Price Range (Per Sq.Ft)

₹ 5,939 - ₹ 8,687

Growth (past year)

-26.33%

Transactions

Price Indicators

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,286.00	₹7,738.00	-

1817272 13-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 18172/2024 नोंदणी : Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3900000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3035300	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: (विभाग क्र.8/32-19क,बाजार मुल्यदर रु.64,800/- प्रति चौ.मी.),सदनिका नं.205,दुसरा मजला,शिव शक्ती पार्क को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,खांडकर मार्ग,टिळक नगर,डोंबिवली पूर्व,बांधीव क्षेत्र 504 चौ.फूट म्हणजेच 46.84 चौ.मी.,मौजे ग.बं. पाथर्ली,स.नं.62,हि.नं.1अ पै आणि सि.स.नं.10104 ते 10109((Survey Number : 62 ;))	
(5) क्षेत्रफळ	46.84 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सीमा यशवंत फडके वय:-60 पत्ता:-प्लॉट नं: १०२, माळा नं: -, इमारतीचे नाव: मधुसूदन , ब्लॉक नं: समाज मंदिर हॉलजवळ, टिळक नगर , रोड नं: विद्या मंदिर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ANRPP6414B	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर वासुदेव प्रभुघाटे वय:-70; पत्ता:-प्लॉट नं: हाऊस नं.६२८ , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु. पोस्ट कोतापुर, ता. राजापूर, जि. रत्नागिरी , महाराष्ट्र, RATNAGIRI. पिन कोड:-416702 पॅन नं:-ABCP5731A 2): नाव:-आभा सुधीर प्रभुघाटे वय:-68; पत्ता:-प्लॉट नं: हाऊस नं.६२८ , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु. पोस्ट कोतापुर, ता. राजापूर, जि. रत्नागिरी , महाराष्ट्र, RATNAGIRI. पिन कोड:-416702 पॅन नं:-AOVPP0084J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	18172/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	273000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	429.00	514.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,741.00	₹7,284.00	-

19932338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
31-01-2025		दस्त क्रमांक : 19932/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3685000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग नं . 8/36 मूल्यदर रु. 76900/- प्रती चौ. मीटर प्रमाणे मौजे गजबंधन पाथर्ली(कल्याण डोंबिवली महानगर पालिका)सर्वे नं. 62 हिस्सा नं 1(पैकी)आणि 1अ(पैकी)आणि सर्वे नं. 43 हिस्सा नं 6(पैकी)व सी. टी. एस. नं . 10287 ते 10293 यावरील फ्लॉट नं. ए - 305 तिसरा मजला विंग "ए" जे. एम. धाम को. ऑप. हौसिंग सोसायटी ली. खांडकर मार्ग,टिळक नगर पोस्ट ऑफिस च्या समोर,डोंबिवली पूर्व तालुका - कल्याण,जिल्हा -ठाणे 421201 क्षेत्रफळ 515 चौ फुट(47.86 चौ मीटर)बिल्ट अप असा आहे((Survey Number : सर्वे नं. 62 हिस्सा नं. 1(पै), सर्वे नं 62 हिस्सा नं. 1अ (पै)आणि सर्वे नं 43 हिस्सा नं 6(पै) ;))	
(5) क्षेत्रफळ	515 चौ.फूट	
(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:-विवेक विठ्ठल मुठाळ वय:-72 पत्ता:-प्लॉट नं: फ्लॉट नं ए 305 , माळा नं: तिसरा मजला , इमारतीचे नाव: जे एम धाम को ऑप हौसिंग सोसायटी ली , ब्लॉक नं: टिळक नगर पोस्ट ऑफिस च्या समोर , रोड नं: खांडकर मार्ग डोंबिवली पूर्व तालुका कल्याण जिल्हा ठाणे , महाराष्ट्र. ठाणे. पिन कोड:-421201 पॅन नं:-ABQPM4672H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नामदेव देवजी डामे वय:-60; पत्ता:-प्लॉट नं: रूम नं 301, माळा नं: -, इमारतीचे नाव: अर्जुन खोत वाडी, ब्लॉक नं: -, रोड नं: जे के सावंत मार्ग शिवाजी मंदिर जवळ दादर (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AWRPD9148H	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19932/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	262500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **3rd 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 **₹ 39,03,830.00 (Rupees Thirty Nine Lakhs Three Thousand Eight Hundred And Thirty 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

