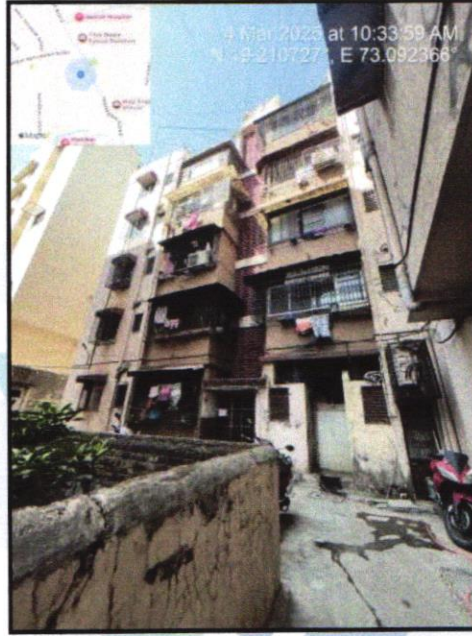


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda**

Residential Flat No. 10, 2nd Floor, Wing - B, "**Nirmal Co.-Op. Hsg Soc Ltd.**", Pandurang Wadi,
Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN
Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'38.2"N 73°5'32.2"E

Intended User:

Cosmos Bank
Dombivli (East)

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



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

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda.**

Boundaries of the property

North	: Internal Road
South	: Bebika Palace
East	: Pandurang Wadi 1st Lane
West	: Pandurang Wadi 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 **₹ 39,36,210.00 (Rupees Thirty Nine Lakhs Thirty Six Thousands Two Hundred And Ten Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.06 13:13:09 +05'30'

Manoj
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

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

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Regd. Office

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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Residential Flat No. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan 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 06.03.2025 for Housing Loan Purpose.
1	Date of inspection	04.03.2025
3	Name of the owner / owners	Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda
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. 10, 2 nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Pradeep M. Karnik (Seller) Contact No. 9833557075
6	Location, Street, ward no	Manpada Road Village - Gajbandhan Patharli, District - Thane
7	Survey / Plot No. of land	Village - Gajbandhan Patharli New Survey No - 59/4 Part
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 465.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 425.00 Balcony Area in Sq. Ft.= 40.00 Built Up Area in Sq. Ft. = 537.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller 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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	9,500.00 (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		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 – 1986 (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 06.03.2025 for Residential Flat No. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.3170 / 2025 between Mr. Pradeep Moreshwar Karnik(The Transferor) And Mr. Harsh Piyush Chheda & Mrs. Kinjal Harsh Chheda(The transferee).
2)	Copy of Commencement Certificate Document No.646 Dated 11.05.1974 issued by Dombivali Municipal Council.
3)	Copy of Occupancy Certificate No.not given Dated 10.11.1986 issued by Kalyan Mahanagarpalika.

Location

The said building is located at Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 1.2 Km 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 Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 5 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 3 Passage + Cupboard + Balcony. 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, Open Conduit Plumbing With Concealed Electrificationetc.

Valuation as on 6th March 2025

The Built Up Area of the Residential Flat	:	537.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:



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Year of Construction of the building	:	1986 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	39 Years
Cost of Construction	:	537.00 Sq. Ft. X ₹ 2,000.00 = ₹ 10,74,000.00
Depreciation $\{(100 - 10) \times (39 / 60)\}$:	58.50%
Amount of depreciation	:	₹ 6,28,290.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 58,320/- per Sq. M. i.e. ₹ 5,418/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,130/- per Sq. M. i.e. ₹ 4,193/- per Sq. Ft.
Value of property	:	537.00 Sq. Ft. X ₹ 8,500 = ₹45,64,500
Total Value of property as on 6th March 2025	:	₹45,64,500.00

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

Fair value of the property as on 6th March 2025	:	₹ 45,64,500.00 - ₹ 6,28,290.00 = ₹ 39,36,210.00
Total Value of the property	:	₹ 39,36,210.00
The realizable value of the property	:	₹35,42,589.00
Distress value of the property	:	₹31,48,968.00
Insurable value of the property (537.00 X 2,000.00)	:	₹10,74,000.00
Guideline value of the property (537.00 X 4193.00)	:	₹22,51,641.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 10, 2nd Floor, Wing - B, "Nirmal Co.-Op. Hsg Soc Ltd.", Pandurang Wadi, Manpada Road, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 39,36,210.00 (Rupees Thirty Nine Lakhs Thirty Six Thousands Two Hundred And Ten Only)** as on 6th 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 **6th March 2025** is **₹ 39,36,210.00 (Rupees Thirty Nine Lakhs Thirty Six Thousands Two Hundred And Ten 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 2 nd Floor				
3	Year of construction	: 1986 (As per occupancy certificate)				
4	Estimated future life	: 21 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
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.	: Open Conduit Plumbing With Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

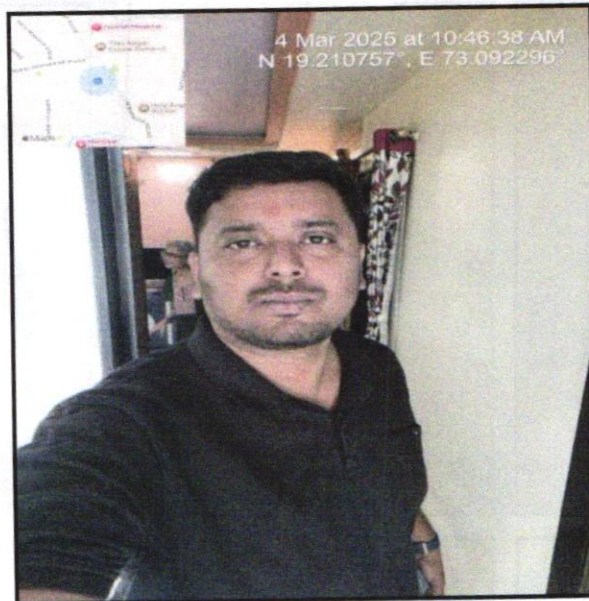
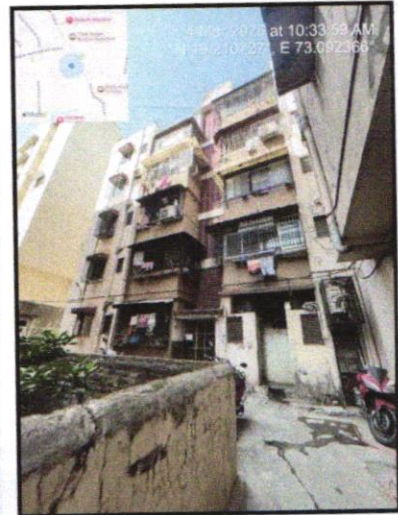
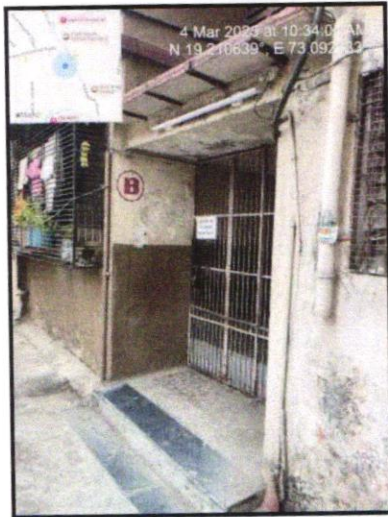
Technical details**Main Building**

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



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Route Map of the property




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



Longitude Latitude: 19°12'38.2"N 73°5'32.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1.2 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Gajabandhan Patharli (Kalyan)

Search By: Survey No. SubZones

Enter Survey No: 59 Search

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

Stamp Duty Ready Reckoner Market Value Rate for Flat	64800			
Decrease by 10% on Flat Located on 2 nd Floor	6480			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	58,320.00	Sq. Mtr.	5,418.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24500			
The difference between land rate and building rate(A-B=C)	33,820.00			
Percentage after Depreciation as per table(D)	39%			
Rate to be adopted after considering depreciation [B + (C X D)]	45,130.00	Sq. Mtr.	4,193.00	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%



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b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

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



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Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	648.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,000.00	₹8,333.00	₹6,944.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Thane Outskirts > Flats for sale in Thane Outskirts > Flats for sale in Dombivli > Flats for sale in Pandurangwadi > 1 BHK Flats for sale in Pandurangwadi

Posted on Feb 25, 2025 | Ready to move

₹45 Lac @ 10,000 per sq.ft. **1BHK 1Bath** Contact Dealer FREE

Estimated EMI ₹35,943 Shortlist

Flats/Apartment for Sale in Siddhi Vinayak, Pandurangwadi, Dombivli East

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

Overview Dealer Details Registry Record Recommendations Articles

Videos (1) **Property (11)**

Area
Carpet area: 450 sq.ft.

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony with Others

Price
₹45 Lac
@ 10,000 per sq.ft. (Negotiable) [View Price Details](#)

Address
Siddhi Vinayak
Pandurangwadi, Dombivli East

Floor Number
2nd of 7 Floors

Facing
North-West

Overlooking
Main Road

Property Age
1 to 5 Year Old

Places nearby [View All \(50\)](#)
Pandurangwadi, Dombivli East

Sai Baba Mandir P&T Colony Hanuman Temple Ayre road cha maharaja Swami Samarth Math Anish Hospital

Why you should consider this property?

Gated Society Overlooking Main Road

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	420.00	504.00	604.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,714.00	₹8,929.00	₹7,440.00

99acres
Post property Post

Home > Property in Thane Outskirts > Flats for sale in Thane Outskirts > Flats for sale in Dombivli > Flats for sale in Pandurangwadi > 1 BHK Flats for sale in Pandurangwadi

Posted on Feb 14, 2025 | Ready to move

₹45 Lac

Estimated EMI ₹ 35,942

1BHK 1Bath

Flat/Apartment for Sale
in Gurudutt Sahawas, Pandurangwadi, Dombivli East

Contact Owner FREE

Shortlist

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

[Overview](#) | [Owner Details](#) | [Recommendations](#) | [Articles](#)

Property (3)

Photos (1/3)

Area

Carpet area: 420 sq.ft. (38.12 sq.m)

Price

₹ 45 Lac+ Govt Charges & Tax @ 10,714 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number

2nd of 4 Floors

Property Age

10+ Year Old

Configuration

1 Bedroom, 1 Bathroom, No Balcony

Address

Gurudutt Sahawas
Pandurangwadi, Dombivli East

Facing

West

Places nearby

Pandurangwadi, Dombivli East

[View All \(50\)](#)

Thakur Shopping Mall & Multiplex
 Landmark Heights Apartment Parking
 Gurdwara
 Shiv temple
 Shiv Temple

Why should you consider this property?

24*7 Water
Close to Market
Parking Available

Transaction Type: Resale | Property Ownership: Co-operative S... | Furnishing: Unfurnished | Parking: 1 Open

Water Source: Municipal corporati... | Power Backup: None | Property Code: H80275741
www.99acres.com/H80275741



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	326.67	392.00	470.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,151.00	₹8,459.00	₹7,049.00

16845338

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 4

दस्त क्रमांक : 16845/2024

नोंदणी :

Regn 63m

गावाचे नाव : गं.भा.पाथर्ली

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	3100000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2360500
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग नं 8/32,दर 64800-फ्लॉट नं 19,बी विंग,चौथा मजला,क्षेत्र 392 चौ फूट बांधीव,निर्मल को ऑप ही सोसायटी लिमिटेड,पांडुरंग वाडी,डोंबिवली पूर्व विलेज गजबंधन पाथर्ली,सर्वे नं 59/4 अँड 77 (रहिवासी घटकाकरिता महिला खरेदीदार महाराष्ट्र शासन आदेश क्र मुद्रांक 2021/अनौ.सं.क्र. 12/प्र.क्र.107 म-1(घोरण)दि. 31 मार्च 2021 अन्वये मुद्रांक शुल्क मध्ये 1% सवलत घेतलेली आहे.) (Survey Number : 59/4 & 77 ;)
(5) क्षेत्रफळ	392 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-जितेश जयंतीलाल संघवी वय:-57 पत्ता-फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव: फ्लॉट नं 19, बी विंग, निर्मल को ऑप ही सोसायटी लिमिटेड, पांडुरंग वाडी, डोंबिवली पूर्व, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -421201 पॅन नं.-AHMPS4468G
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-शुभांगी संपत कांबळे वय:-39, पत्ता-फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव. 290/40, केसरी चाळ, सेनापति बापट मार्ग, कामगार स्टेडीयम, दादर पश्चिम, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं.-BFPPK0589F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16845/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186000
(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.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	453.33	544.00	652.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,056.00	₹9,213.00	₹7,678.00

3497338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
04-05-2024		दस्ता क्रमांक : 3497/2022
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) मीबदला	4700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3163728.88	
(4) भू.मायन, पोटहिस्सा व घरकर्मांक(अस्त्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ; इतर माहिती: विभाग 8 32 दर 62600 मोजे पाथर्ली येथील स नं 59 आणि 77 हिस्सा नं.2,3,4 वरील निर्मल कॉ-ऑप होसिंग सोसायटी लिमिटेड मधील सदनिका क्रं.3 बी विंग पहिला मजला एकूण क्षेत्रफळ 544 चौ फूट बांधीव पांडुरंग वाडी मानपाडा रोड डोंबिवली पूर्व((Survey Number : 59,77 ; HISSA NUMBER : 2,3,4 ;))	
(5) क्षेत्रफळ	544 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या सिव्हिल ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भादिक डी शाह -- वय:-31 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी३ निर्मल विल्डिंग पांडुरंग वाडी डोंबिवली पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -421201 पॅन नं. - CEIPSO628K 2): नाव:-पुष्पाबेन डी शाह -- वय:-54 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी३ निर्मल विल्डिंग पांडुरंग वाडी डोंबिवली पूर्व, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -421201 पॅन नं.-BARPS8815D	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भूमि हसमुख गाला -- वय:-34, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: जे १०४ नवनीत नगर कॉ-ऑप होसिंग सोसायटी ली लोडा हॅरिटेज देसले पाडा डोंबिवली ईस्ट ४२१२०३, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -421203 पॅन नं.-AMHPG7620F 2): नाव:-नीतू भूमि गाला -- वय:-30, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: जे १०४ नवनीत नगर कॉ-ऑप होसिंग सोसायटी ली लोडा हॅरिटेज देसले पाडा डोंबिवली ईस्ट ४२१२०३, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड -421203 पॅन नं.-DOZPG1326F	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2022	
(11) अनुकर्मांक, खंड व पृष्ठ	3497/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	282000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
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 **6th 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 **₹ 39,36,210.00 (Rupees Thirty Nine Lakhs Thirty Six Thousands Two Hundred And Ten Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.06 13:13:21 +05'30'

Avinch
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

