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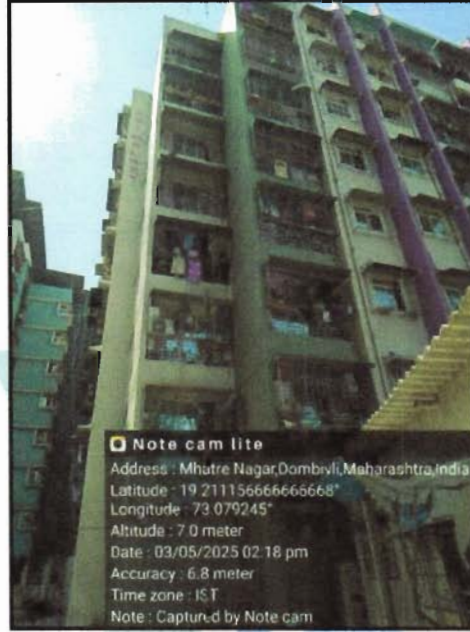
MSME Reg No: UDYAM-MH-18-0083617

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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. Rupesh Rajaram Chache & Sulochana Rajaram Chache**

Residential Flat No. 306, 3rd Floor, Building No 1, Wing - B, "**Sai Galaxy**", Sai Galaxy Building No. 1
Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, Taluka -
Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'41.1"N 73°4'44.8"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610



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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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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 306, 3rd Floor, Building No 1, Wing - B, "**Sai Galaxy**", Sai Galaxy Building No. 1 Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache.**

Boundaries of the property

North : Chawl / Internal Road
South : Wing - A
East : Chawl
West : Wing - D

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 **₹ 35,76,500.00 (Rupees Thirty Five Lakhs Seventy Six Thousands Five Hundred 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: 2025.03.11 15:25:07 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
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Regd. Office

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

+91 2247495919

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Residential Flat No. 306, 3rd Floor, Building No 1, Wing - B, "Sai Galaxy", Sai Galaxy Building No. 1 Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, 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 11.03.2025 for Housing Loan Purpose.
1	Date of inspection	05.03.2025
3	Name of the owner / owners	Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache
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. 306, 3 rd Floor, Building No 1, Wing - B, "Sai Galaxy", Sai Galaxy Building No. 1 Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Rupesh Rajaram Chache (Owner) Contact No. 7700066447
6	Location, Street, ward no	Village - Ayare, District - Thane
7	Survey / Plot No. of land	Village - Ayare New Survey No - 29/5 Part
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxis, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 347.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 460.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Ayare, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache
	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 KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	7,700.00 (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 – 2019 (As Per Part 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, Ghodbandar Road Branch to assess Fair Market Value as on 11.03.2025 for Residential Flat No. 306, 3rd Floor, Building No 1, Wing - B, "**Sai Galaxy**", Sai Galaxy Building No. 1 Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10384/2019 Dated 19.09.2019 between M/s. Sai Developers(The Developers) And Mr. Rupesh Rajaram Chache & Sulochana Rajaram Chache(The purchaser).
2)	Copy of Commencement Certificate No.KDMC / NRV / BP / DOV / 2017 - 2018 / 125 / 347 Dated 27.11.2017 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Letter Of Possession Document No. Dated 25.01.2022 issued by Sai Developers .
4)	Copy of Part Occupancy Certificate No.KDMC / NRV / CC / DV / 2018 - 2019 / 89 Dated 15.10.2019 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Property Tax Bill Document No.23470 Dated 27.04.2024 And Mr. Rupesh Rajaram Chache(The purchaser) issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Ayare, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 260 M from Kopar Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 6 Residential Flat. The building is having 1 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 + 2 Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 11th March 2025

The Built Up Area of the Residential Flat	:	460.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	460.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,50,000.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$:	9.00%
Amount of depreciation	:	₹ 1,03,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,000/- per Sq. M. i.e. ₹ 6,132/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 63,336/- per Sq. M. i.e. ₹ 5,884/- per Sq. Ft.
Value of property	:	460.00 Sq. Ft. X ₹ 8,000 = ₹36,80,000
Total Value of property as on 11th March 2025	:	₹36,80,000.00

(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 11th March 2025	:	₹ 36,80,000.00 - ₹ 1,03,500.00 = ₹ 35,76,500.00
Total Value of the property	:	₹ 35,76,500.00
The realizable value of the property	:	₹32,18,850.00
Distress value of the property	:	₹28,61,200.00
Insurable value of the property (460.00 X 2,500.00)	:	₹11,50,000.00
Guideline value of the property (460.00 X 5884.00)	:	₹27,06,640.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 306, 3rd Floor, Building No 1, Wing - B, "Sai Galaxy", Sai Galaxy Building No. 1 Co-Op. Hsg. Soc. Ltd., Near kopar Station, Behind Balaji Garden, Kopar, Village - Ayare, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 35,76,500.00 (Rupees Thirty Five Lakhs Seventy Six Thousands Five Hundred Only)** as on 11th 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 **11th March 2025** is **₹ 35,76,500.00 (Rupees Thirty Five Lakhs Seventy Six Thousands Five Hundred 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



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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	: Part Ground + Part Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	: 2019 (As Per Part Occupancy Certificate)
4	Estimated future life	: 54 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

Technical details**Main Building**

15	Sanitary installations		: As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.		: Ordinary
17	Compound wall Height and length Type of construction		: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		: 1Lift
19	Underground sump – capacity and type of construction		: RCC Tank
20	Over-head tank Location, capacity Type of construction		: RCC Tank on Terrace
21	Pumps- no. and their horse power		: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		: Connected to Municipal Sewerage System

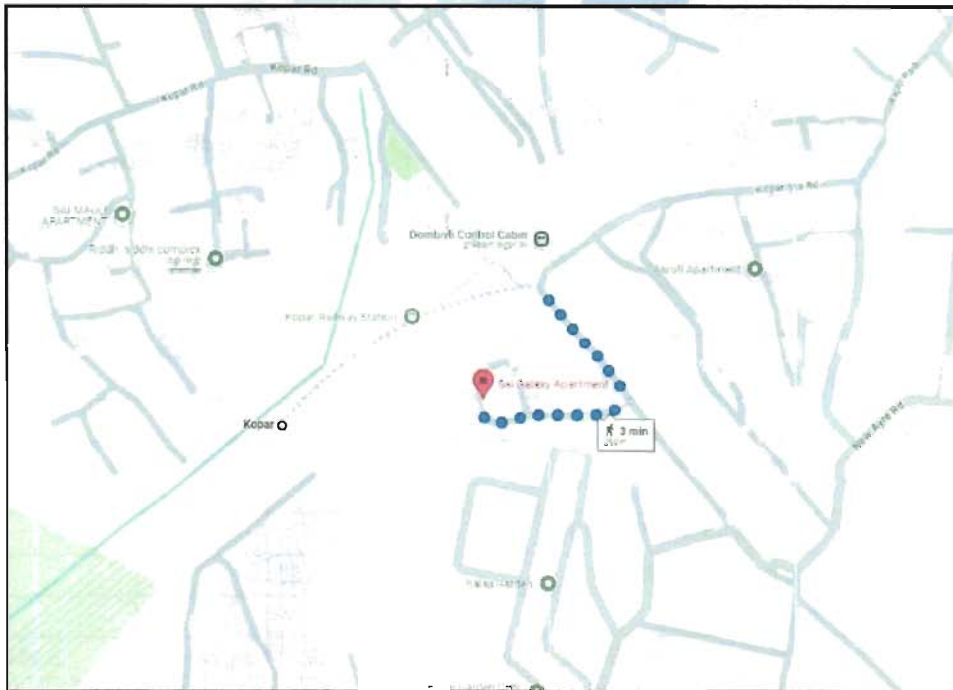
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'41.1"N 73°4'44.8"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kopar - 260 M).

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 : Ayare (Kalyan-Dombivli N

Search By Survey No. SubZones

Enter Survey No 29 Search

उपविभाग	सुली जमीन	निवासी सदनिका	औप्रीय दुकाने	औद्योगिक	एकक (Rs.)	Attribute
11/46-विभाग 21क आचरे गाव : मध्य रेल्वेच्या पूर्वेकडील हाय स्टेशन लाईनच्या दक्षिणे कडील भाग व वमई दिवा रेल्वेच्या पूर्वेकडील भाग	27500	67600	77700	84200	77700	चौ. मीटर नवीन सि.टी.एस.नंबर
11/47-विभाग 21ड आचरे गाव : वमई दिवा रेल्वेच्या पश्चिमेकडील भाग	21600	66000	77400	85000	77400	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	66000			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	66,000.00	Sq. Mtr.	6,132.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21600			
The difference between land rate and building rate(A-B=C)	44,400.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	63,336.00	Sq. Mtr.	5,884.00	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



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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



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Price Indicators


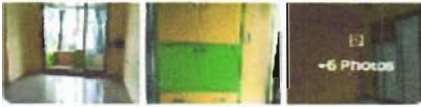
Property	Flat		
Source	magic bricks		
Floor	9 Floor		
	Carpet	Built Up	Saleable
Area	441.00	529.20	635.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,224.00	₹9,354.00	₹7,795.00

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₹49.5 Lac | EMI - ₹22k | [Get Loan offers from 34+ banks](#)

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1 BHK Flat For Sale in Neelsidhi Balaji Garden, Eknath Mhatre Nagar, Beyond Thane

1 Bed 1 Bath 2 Balconies Semi-Furnished

<p>Carpet Area 441 sqft - ₹11,224/sqft</p>	<p>Developer Neelsidhi Group</p>	<p>Project Neelsidhi Balaji Garden</p>
<p>Floor 9 (Out of 15 Floors)</p>	<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>
<p>Additional Rooms 1 Study Room</p>	<p>Facing East</p>	<p>Furnished Status Semi-Furnished</p>

East Facing Property Near IES Patkar School and Rajaji Road

Contact Owner
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹49.5 Lac ₹3,000 Monthly
Booking Amount	₹1.0 Lac
Address	Dombivli East, Eknath Mhatre Nagar, Beyond Thane, Maharashtra
Landmarks	Near IES Patkar School and Rajaji Road

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	9 Floor		
	Carpet	Built Up	Saleable
Area	441.00	529.20	635.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,338.00	₹9,448.00	₹7,874.00

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₹50.0 Lac EMI - ₹22k | [How much loan can I get?](#)

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⋮

1 BHK Flat For Sale in Neelsidhi Balaji Garden, Dombivli East, Beyond Thane

+20 Photos

1 Bed
1 Bath
3 Balconies
Semi-Furnished

Carpet Area	Developer	Project
441 sqft · ₹11,338/sqft	Neelsidhi Group	Neelsidhi Balaji Garden
Floor	Transaction Type	Status
9 (Out of 15 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Study Room	East	Semi-Furnished

✔ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹50.0 Lac ₹11.338/sqft Monthly
Booking Amount	₹10.0 Lac
Address	Balaji Garden Complex, Mhatre Nagar, Dombivli East, Dombivli East, Beyond Thane, Maharashtra

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	6 Floor		
	Carpet	Built Up	Saleable
Area	317.00	380.40	456.48
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹8,006.00	₹6,672.00	₹5,560.00

387972 07-03-2025 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक सह दु नि कत्याण 3 दस्त क्रमांक : 3879/2024 नोदणी Regn:63m
गावाचे नाव : आयरे		
(1) वित्तखाचा प्रकार	करारनामा	
(2) मीबंदता	2350000	
(3) बाजारभाव भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2298000	
(4) भू. मापन घेव्हिसा व परक्रमांक असल्यास.	1) पालिकेचे नाव कत्याण-डोंबिवलीइतर वर्णन . इतर माहिती: विभाग क्र 11/46 दर रु 676000. मोजे आयरे येथील सि टी एस नं.2 ते 8 व 169 ते 178 व 295 ते 300.या मिळकतीवरील वंद्रकांत रेसिडेन्सी कॉ ऑप होसिंग सोसायटी,निर्णोजित,मधील सदनिका क्र. 606 सहावा मजला क्षेत्र 29.43 चौरस मीटर कार्पेट(P51700052882)(C.T.S. Number : 2 TO 8, 169 TO 178, 295 TO 300)	
(5) क्षेत्रफळ	29.43 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या तिहुन ठेवणा.या पत्रकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिवदिचे नाव व पत्ता	1) नाव .मे अमोघ कन्ट्रब्रान तर्फे भागीदार श्री वैभव भोतीराम ठाकुर . वय 44 पत्ता .प्लॉट नं दुकान क्र 2, माळा नं . इमारतीचे नाव चिंतामणी सोसायटी, ब्लॉक नं पंडित दीनदयाळ भार्ग . रोड नं विष्णुनगर डोंबिवली पश्चिम , महाराष्ट्र, THANE. पिन कोड -421201 पिन नं .ABVFAM73H	
(8) दस्तऐवज करून घेणा.या पत्रकाराचे व किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिवदिचे नाव व पत्ता	1) नाव .अमोल म्पुकर शिंगणे वय 25, पत्ता .प्लॉट नं 25, माळा नं . इमारतीचे नाव परशुराम सदन बिल्डिंग . ब्लॉक नं . रोड नं शिव मंदिर रोड,संगीतवाडी,डोंबिवली (प) , महाराष्ट्र, THANE. पिन कोड -421201 पिन नं .DWFDP1135F 2) नाव .कविता अमोल शिंगणे वय 32, पत्ता .प्लॉट नं 25, माळा नं . इमारतीचे नाव परशुराम सदन बिल्डिंग . ब्लॉक नं . रोड नं शिव मंदिर रोड,संगीतवाडी,डोंबिवली, प) , महाराष्ट्र, THANE. पिन कोड -421201 पिन नं .HOBPS5255F	
(9) दस्तऐवज करून दिव्याच दिनांक	18/03/2024	
(10)दस्त नोदणी केल्याच दिनांक	18/03/2024	
(11)अनुक्रमांक खंड व पृष्ठ	3879/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	164500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	23500	
(14)शेरा		
मूल्यांकनासाठी 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	Flat		
Source	Index no.2		
Floor	11 floor		
	Carpet	Built Up	Saleable
Area	438.00	525.60	630.72
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹8,130.00	₹6,775.00	₹5,646.00

431872 07-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक सह दु नि कत्याण 3 दस्ता क्रमांक 4318/2024 नोटणी Regn.63m
गावाचे नाव : आयरे			
(1) विलेखाव प्रकार	करारनामा		
(2) मीबंदता	3300000		
(3) बाजारभाव भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3251900		
(4) भू.मपान प्लॅटिन्स व परक्रमांक असल्यास)	1) पालिकेचे नाव कत्याण-डोबिवली इतर वर्णन : इतर माहिती: विभाग क्र.11/46 दर रु.67600/- मोजे आयरे येथील सि टी एस नं.2 ते 8 व 169 ते 178 व 295 ते 300.या मिळकतीवरील वंद्रकांत रेसिडेन्सी कॉ ऑप होसिंग सोसायटी(निर्घोषित)मधील सदनिका क्र. 1104 अकरावा मजला क्षेत्र 32.45 चौरस मीटर कार्पेट + 8.23 चौरस मीटर प्रस्तावित बंधिस्त बात्कनी सहित(P51700052882)((C.T.S. Number : 2 TO 8, 169 TO 178, 295 TO 300 :))		
(5) क्षेत्रफळ	32.45 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-मे.अमोघ कान्दुक्कान तर्फे भागीदार श्री वैभव मोतीराम ठाकुर . वय -44 पत्ता .प्लॉट नं दुकान क्र २ , माळा नं . इमारतीचे नाव विलमणी सोसायटी . ब्लॉक नं पॉलि टोनदयाळ मार्ग . रोड नं विष्णुनगर डोंबिवली पश्चिम , महाराष्ट्र , THANE . पिन कोड -421202 पिन नं -ARVFAM473H		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव .रुचा विनोद देदिवा वय -53, पत्ता .प्लॉट नं २५ , माळा नं तिसरा मजला . इमारतीचे नाव परशुराम सदन -९ . ब्लॉक नं संगीता वाडी . रोड नं शिव मंदिर रोड ,डोंबिवली पूर्व , महाराष्ट्र , THANE . पिन कोड -421201 पिन नं -ASIPD3320J 2) नाव .रंजनबाला टाम्बे मातडे वय -68, पत्ता .प्लॉट नं २५, माळा नं तिसरा मजला . इमारतीचे नाव परशुराम सदन -९ . ब्लॉक नं संगीता वाडी . रोड नं शिव मंदिर रोड ,डोंबिवली पूर्व , महाराष्ट्र , THANE . पिन कोड -421201 पिन नं -CLPPG6489P		
(9) दस्तऐवज करून दिव्याच दिनांक	26/03/2024		
(10) दस्त नोंदणी केल्याच दिनांक	26/03/2024		
(11) अनुक्रमांक खंड व पृष्ठ	4318/2024		
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	231000		
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000		
(14) शेंद्री			
मुल्यांकनासाठी विचारत घेतलेला तपशील -			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th 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 knowledgeably 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 **₹ 35,76,500.00 (Rupees Thirty Five Lakhs Seventy Six Thousands Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(b) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.
org, c=IN
Date: 2025.03.31 15:25:31 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

