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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria**

Residential Flat No. 504, 5th Floor, "Suidhi Darshan ", Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'49.2"N 73°5'28.5"E

Intended User:

**Cosmos Bank
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)

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

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Regd. Office

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5th Floor, "**Suvidhi Darshan**", Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria**.

Boundaries of the property

North : Gyan Prasad CHSL
South : Rukmini CHSL
East : Manpada Road
West : Ramdarshan CHSL

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 **₹ 51,76,500.00 (Rupees Fifty One 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.**

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. 504, 5th Floor, "Suvidhi Darshan ", Near Rukmini Chsl, 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 13.03.2025 for Housing Loan Purpose.
1	Date of inspection	12.03.2025
3	Name of the owner / owners	Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria
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. 504, 5 th Floor, "Suvidhi Darshan ", Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Jayesh Jhanjuriya (Builder Person) Contact No. 9323653668
6	Location, Street, ward no	Village - Gajbandhan Patharli, District - Thane
7	Survey / Plot No. of land	CTS No - 11077 & 11084 of Village - Gajbandhan Patharli New Survey No - 64/2 (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	<p>Carpet Area in Sq. Ft. = 488.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 419.00 Balcony Area in Sq. Ft.= 46.00 Flowerbed Area in Sq. Ft.= 23.00</p> <p>Carpet Area in Sq. Ft. = 409.00 Balcony/Flowerbed Area/ A.P., E.P. & Cupboard Area in Sq. Ft.= 84.00 Carpet Area in Sq. Ft. = 493.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 542.30 (Carpet Area + 10%)</p> <p>All the above areas are within 1% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
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?		Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation		Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS		
	(i) Names of tenants/ lessees/ licensees, etc		Vacant
	(ii) Portions in their occupation		Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each		12,000.00 (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?		N.A.
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 flat 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 – 2025 (As per site information)
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, Ambarnath Branch to assess Fair Market Value as on 13.03.2025 for Residential Flat No. 504, 5th Floor, "**Suvidhi Darshan**", Near Rukmni Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.3471 / 2025 Dated 03.03.2025 between M/s. Subh Associates(The Promoter) And Mrs. Priti Chetan Visaria & Mr. Chetan Shamji Visaria(The Allottee).
2)	Copy of RERA Certificate No.P51700053651 Dated 21.11.2023 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Amended Commencement Certificate Document No.KDMC / TPD / BP / DOM / 2021 - 2022 / 17 / 172 Dated 08.08.2023 issued by Kalyan Dombivli Municipal Corporation.



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4)	Copy of Approved Building Plan No.KDMC / TPD / BP / DOM / 2021 - 2022 / 17 / 172 Dated 08.08.2023 issued by Kalyan Dombivli Municipal Corporation.
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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 650M from Dombivli Railway Station.

Building

The building under reference is having Ground + 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. 5th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2 Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th March 2025

The Carpet Area of the Residential Flat	:	493.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2025 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	542.30 Sq. Ft. X ₹ 2,600.00 = ₹ 14,09,980.00
Depreciation $\{(100 -) \times (0 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 50,085/- per Sq. M. i.e. ₹ 4,653/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	493.00 Sq. Ft. X ₹ 10,500.00 = ₹51,76,500.00
Total Value of property as on 13th March 2025	:	₹51,76,500.00

(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 13th March 2025	:	₹ 51,76,500.00
Total Value of the property	:	₹ 51,76,500.00
The realizable value of the property	:	₹46,58,850.00
Distress value of the property	:	₹41,41,200.00



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Insurable value of the property (542.30 X 2,600.00)	:	₹14,09,980.00
Guideline value of the property (542.30 X 4653.00)	:	₹25,23,322.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5th Floor, "Suidhi Darshan ", Near Rukmini Chsl, Village - Gajbandhan Patharli, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 51,76,500.00 (Rupees Fifty One Lakhs Seventy Six Thousands Five Hundred Only)** as on 13th 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 **13th March 2025** is **₹ 51,76,500.00 (Rupees Fifty One 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 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

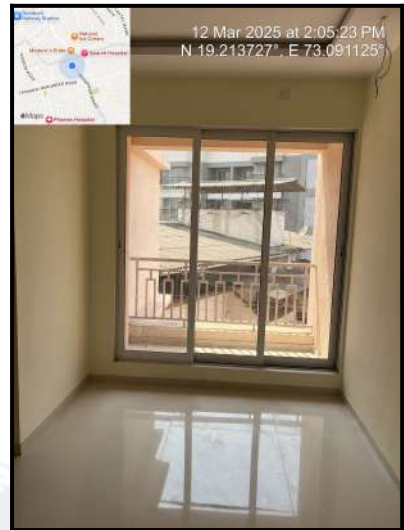
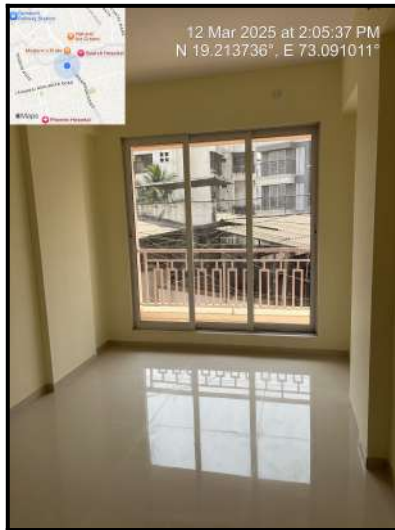
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 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 5 th Floor				
3	Year of construction	: 2025 (As per site information)				
4	Estimated future life	: 60 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	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

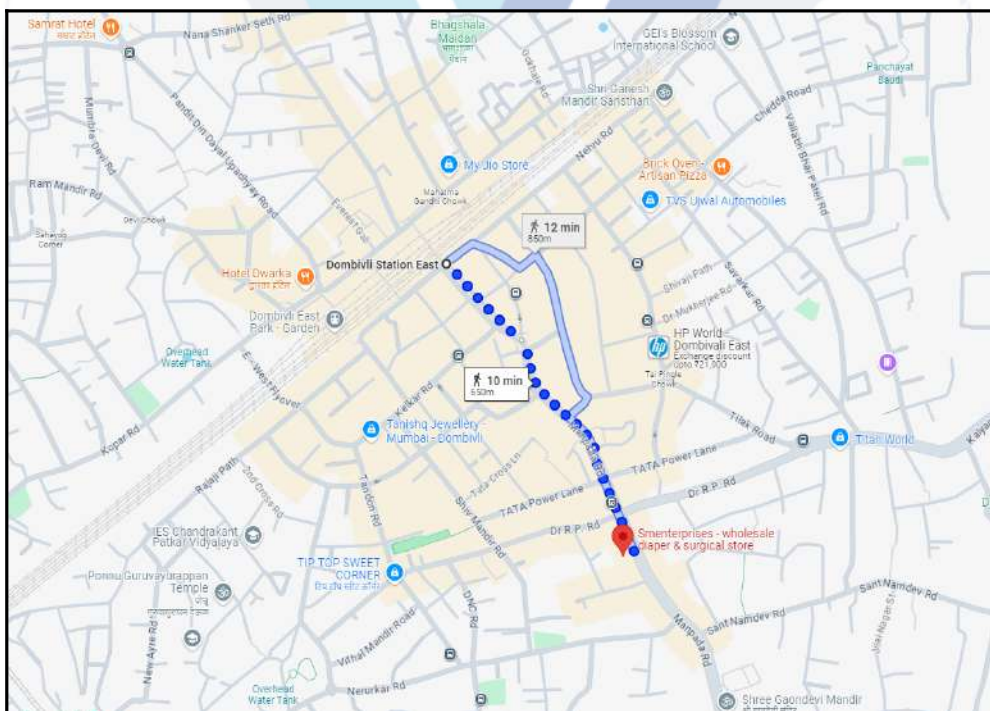
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'49.2"N 73°5'28.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 650M).

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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8/30-विभाग 18ब : पाथर्ली - रेल्वे स्टेशनपासून दक्षिणेकडे जाणारा मानपाडारोडवरील दर्शनी भाग असलेल्या मिळकती	18100	49300	62600	68400	62600	चौ. मीटर
SurveyNo	8/31-विभाग 19ब.2 : चोळे व ठाकुर्ली यांच्या मध्ये असलेला पाथर्ली गावाचा भाग सि.स.न.	16300	45300	52300	62200	52300	चौ. मीटर
SurveyNo	8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वेकडील भाग (पाथर्ली गाव)	24500	64800	74500	88500	74500	चौ. मीटर
SurveyNo	8/33-विभाग 20अ : डोंबिवली स्टेशनच्या पूर्वेकडील समांतर रस्त्याच्या दर्शनी भागातील दोन्ही बाजुकडील मिळकती	15600	55200	63300	68800	63300	चौ. मीटर
SurveyNo	8/34-विभाग 19अ.1 ग.ब. पाथर्ली मधून जाणा-या मानपाडा रोडच्या दोन्ही बाजुच्या दर्शनी भाग असलेल्या मिळकती { जुन्या डोंबिवली म्युनिसिपल हद्दी पर्यंत }	19400	47700	58300	70600	58300	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	47700			
Increase by 5% on Flat Located on 5 th Floor	2385			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	50,085.00	Sq. Mtr.	4,653.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19400			
The difference between land rate and building rate(A-B=C)	30,685.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	50,085.00	Sq. Mtr.	4,653.00	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



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a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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



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Price Indicators

Property	Suidhi Darshan, Dombivali East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	447.00	536.40	590.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,423.00	₹11,186.00	₹10,169.00

NOBROKER 1 BHK Flat In Suidhi Darshan For Sale In Dombivali East
 63B/HFC, Gograinwadi, Dombivali East, Dombivli, Maharashtra-421201, India

₹60 Lacs (Negotiable) | ₹34,388/Month (Estimated EMI) | 590 Sq.Ft.

1 Bedroom	Feb 7, 2025
1 Bathroom	Immediately
NA (Balcony)	Suidhi Darshan
Car Parking	None (Power Backup)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Built-up Area	390 Sq.Ft.	Furnishing Status	Semi Furnish Now
Facing	East	Floor	1/3
Parking	Car	Gated Security	No

Activity On This Property

11 Unique Views | 0 Shortlist

Sale Trend in Mumbai

Price Range (Per Sq.Ft): ₹5,939 - ₹8,344 | Growth (per year): +21.41%

Price Indicators

Property	Suvidhi Darshan, Dombivali East		
Source	https://www.99acres.com/		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	520.00	572.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,423.00	₹13,112.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹75 Lac @ 14,423 per sq.ft. 1BHK 2Baths". Below this, it states "Flat/Apartment for Sale in Suvidhi Darshan Chs, Dombivli East, Thane". A RERA status of "NOT AVAILABLE" is shown. The listing includes a gallery of videos and property photos. Key specifications are listed on the right: Carpet area: 520 sq.ft., Configuration: 1 Bedroom, 2 Bathrooms, 3 Balconies, Price: ₹75 Lac @ 14,423 per sq.ft. (All inclusive), Address: Suvidhi Darshan Chs, Dombivli East, Thane, Floor Number: 3rd of 7 Floors, Facing: East, and Property Age: 1 to 5 Year Old.

Sale Instances

Property	Dombivali East		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	523.00	627.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,185.00	₹8,487.00	-

11/03/2025, 14:24		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
1317338 11-03-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 1317/2025 नोंदणी : Regn:63m	
गावाचे नाव : गं.भा.पाथर्ली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4950000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4283500		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रमांक. 8/32- 19/क सदनिका दर 64,800/- प्रति चौ .मीटर मौजे गजबंधन पाथर्ली येथील सी. टी. एस. क्रमांक. 11359/ए/2 यावरील नियोजित लोटस को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड इमारतीमधील सदनिका क्रमांक.401,चौथा मजला.क्षेत्र 44.40 चौ. मीटर कारपेट,4.28 चौ. मीटर कारपेट ओपन बाल्कनी व 11.41 चौ. मीटर कारपेट एन्क्लोस्ड बाल्कनीसह((C.T.S. Number : 11359/ए/2 ;))		
(5) क्षेत्रफळ	44.40 चौ.मीटर		
(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:-मेसर्स पदमा डेव्हलपर्स भागीदारी संस्थेतर्फे भागीदार सुयश केळकर - वय:-37 पत्ता:- प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्लॉक नं. :-, रोड नं. न्यू किर्तीकर को ऑपरेटिव्ह हौसिंग सोसायटी, बी/404, मखमली तलावाजवळ, चंदनवाडी, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- AASFP6725H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धवल किरीट महेता - वय:-32; पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्लॉक नं. :-, रोड नं. ए/२, मातु आशिष, टिळक रोड, सर्वेश हॉल जवळ, ताई पिंगळे चौक, टिळकनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CFRPM4844L 2): नाव:-किरीट गुलाबचंद महेता - वय:-65; पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्लॉक नं. :-, रोड नं. ए/२, मातु आशिष, टिळक रोड, सर्वेश हॉल जवळ, ताई पिंगळे चौक, टिळकनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAPP3923P 3): नाव:-रिटा किरीट महेता - वय:-62; पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्लॉक नं. :-, रोड नं. ए/२, मातु आशिष, टिळक रोड, सर्वेश हॉल जवळ, ताई पिंगळे चौक, टिळकनगर, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-APKPM0674B		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	1317/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Suvidhi Darshan, Dombivali East		
Source	Index no.2		
Floor	5th		
	Carpet	Built Up	Saleable
Area	733.00	806.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹9,420.00	₹8,564.00	-

11/03/2025, 13:41		igr_16724	
16724338 02-02-2024 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 : 16724/2023 नोदणी : Regn:63m	
गावाचे नाव : गं.भा.पाथर्ली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6425000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5565000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रं. 8/32,मूल्यदर 64800/-,मौजे गजबंधन पाथर्ली स.नं. 13,हि.नं. 2 पैकी वरील सुविधी दर्शन को.ऑप.हो.सो.लि.,सदनिका नं. 501,पाचवा मजला,बिल्डिंग नं. 2,क्षेत्रफळ 880 चौ.फु.(81.78 चौ.मी.)बिल्डअप((Survey Number : स.नं. 13, हि.नं. 2 पैकी ;))		
(5) क्षेत्रफळ	81.78 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेंफ़ा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश रमणिकलाल गांधी वय:-57 पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: सुविधी दर्शन को.ऑप.हो.सो.लि., बिल्डिंग नं. 2, ब्लॉक नं: 501, रोड नं: नामदेव पाटील वाडी, पाथर्ली रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAXPG1770E 2): नाव:-इला महेश गांधी वय:-57 पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: सुविधी दर्शन को.ऑप.हो.सो.लि., बिल्डिंग नं. 2, ब्लॉक नं: 501, रोड नं: नामदेव पाटील वाडी, पाथर्ली रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJRPG4958P		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रक्षित प्रभू - वय:-24; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: श्री गीतांजली को.ऑप.हो.सो., ब्लॉक नं: ए/14, रोड नं: पाथर्ली रोड, नामदेव पाटील वाडी, गोप्रासवाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-DMZPP1192J 2): नाव:-रविंद्र आनंद प्रभू वय:-52; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: श्री गीतांजली को.ऑप.हो.सो., ब्लॉक नं: ए/14, रोड नं: पाथर्ली रोड, नामदेव पाटील वाडी, गोप्रासवाडी, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJTPP9725B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/11/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	16724/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	449800		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th 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 **₹ 51,76,500.00 (Rupees Fifty One Lakhs Seventy Six Thousands Five Hundred 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

