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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Network time is not synchronized
Local: 6 Mar 2025 at 12:58:12 PM IST
N 19° 41' 43.719", E 73° 31' 51.209"

Details of the property under consideration:

Name of Owner : **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**

Residential Flat No. 2nd Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India.

Latitude Longitude : 19°41'43.9"N 73°31'52.0"E

Intended User:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

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- | | | | |
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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 under construction property bearing Residential Flat No. 2nd Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India belongs to **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**.

Boundaries of the property

North : Open Plot
South : Open Plot
East : Open Plot
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 **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five Hundred Only) After completion of construction works**. As per Site Inspection 66% Construction Work is Completed.

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



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Residential Flat No. 2nd Floor, "**Air Viia**", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, 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 17.03.2025 for Housing Loan Purpose.
1	Date of inspection	06.03.2025
3	Name of the owner / owners	Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia
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. 2 nd Floor, " Air Viia ", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India. Contact Person : Mrs. Vijaita Shakti Dholakia (Owner) Contact No. 9819023739
6	Location, Street, ward no	Village - Talegaon, Igatpuri District - Nashik
7	Survey / Plot No. of land	Hissa No - 16,20 of Village - Talegaon, Plot No - 12 & 13
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. = 3948.17 (Area as per Site measurement) Carpet Area in Sq. Ft. = 3137.00 Balcony, Swimming Pool Area in Sq. Ft. = 811.00 Carpet Area in Sq. Ft. = 2805.00 (Area As Per Approved Building Plan) Built Up Area in Sq. Ft. = 3085.50 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Talegaon, Igatpuri Taluka - Igatpuri, District - Nashik, Pin - Pin - 422 403
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?	Building Under Construction

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Building Under Construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per IMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Building Under Construction
	(ii) Portions in their occupation	Fully Building Under Construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	33,300.00 (Expected rental income per month after completion of construction works)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 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.
	<p>Remark: As per architect letter dated 17.03.2025 by Morya Designers the proposed building work completed upto 75% and the second-floor interior work completed upto 90% including civil work. The seller sold out the flat in row condition.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 17.03.2025 for Residential Flat No. 2nd Floor, "Air Viiia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India belongs to **Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.1137/2025 Dated 12.03.2025 between Mrs. Chanda Sharda Pandey(The Owner) And Mrs. Vijaita Shakti Dholakia & Mrs. Jacqueline Ashish Dholakia(The purchaser).
2)	Copy of Commencement Certificate No.CCNIM / B / 2023 / APL / 00429 Dated 23.09.2024 issued by Igatpuri Municipal Council.
3)	Copy of Approved Building Plan No.CCNIM / B / 2023 / APL / 00429 Dated 23.09.2024 issued by Igatpuri Municipal Council.

Location

The said building is located at bearing Plot No - 12 & 13 inVillage - Talegaon, Igatpuri, Taluka - Igatpuri, District - Nashik, Pin - 422 403. The property falls in Residential Zone. It is at a traveling distance 4 Km from Igatpuri Railway Station.

Building

The building under reference is having Ground + 6 Upper Floors. It is a Proposed R.C.C Framed Structure with 9" thick external walls and Proposed 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for



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Residential purpose. 2nd Floor is having 1 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 4 Bedroom + Living Room + Kitchen + bedroom + 5 Toilet. This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

Valuation as on 17th March 2025

The Carpet Area of the Residential Flat	:	2805.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2025 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	2805.00 Sq. Ft. X ₹ 2,500.00 = ₹ 70,12,500.00
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	:	₹ 28,550/- per Sq. M. i.e. ₹ 2,652/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	2805.00 Sq. Ft. X ₹ 5,700 = ₹1,59,88,500
Total Value of property as on 17th March 2025	:	₹1,59,88,500.00

(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 17th March 2025	:	₹ 1,59,88,500.00 - ₹ 0.00 = ₹ 1,59,88,500.00
Total Value of the property	:	₹ 1,59,88,500.00
The realizable value of the property	:	₹1,43,89,650.00
Distress value of the property	:	₹1,27,90,800.00
Insurable value of the property (3085.50 X 2,500.00)	:	₹77,13,750.00
Guideline value of the property (2805.00 X 2652.00)	:	₹74,38,860.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2nd Floor, "Air Viia", Plot No. 12 & 13, Village - Talegaon, Igatpuri, Gut No. 284/A, Taluka - Igatpuri, District - Nashik, Pin - 422 403, State - Maharashtra, India for this particular purpose at **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight Thousands Five Hundred Only)** as on 17th March 2025

NOTES



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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 **17th March 2025** is **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight 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

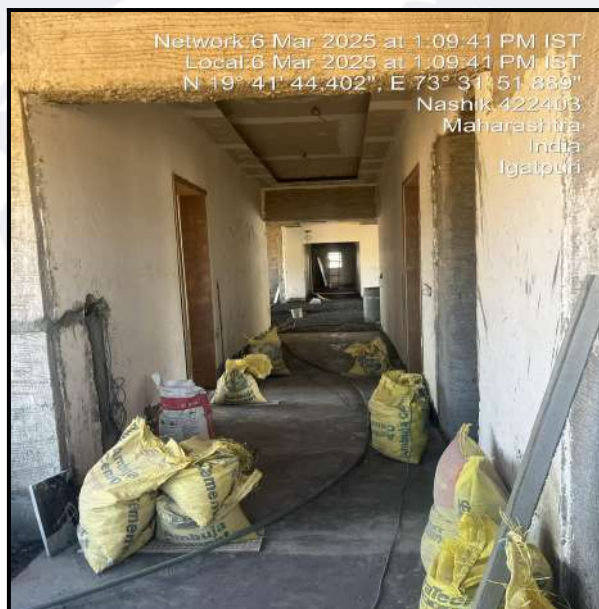
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2025 (As per site information)				
4	Estimated future life	: 0 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: Proposed 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 Proposed 6" Thk. Brick Masonery.				
8	Partitions	: Proposed 6" Thk. Brick Masonery.				
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Proposed Vitrified tiles flooring.				
11	Finishing	: Building Under Construction.				
12	Roofing and terracing	: Proposed RCC 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.	: Proposed Concealed plumbing with C.P. fittings. Concealed 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.	: Building Under Construction
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	: Proposed 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



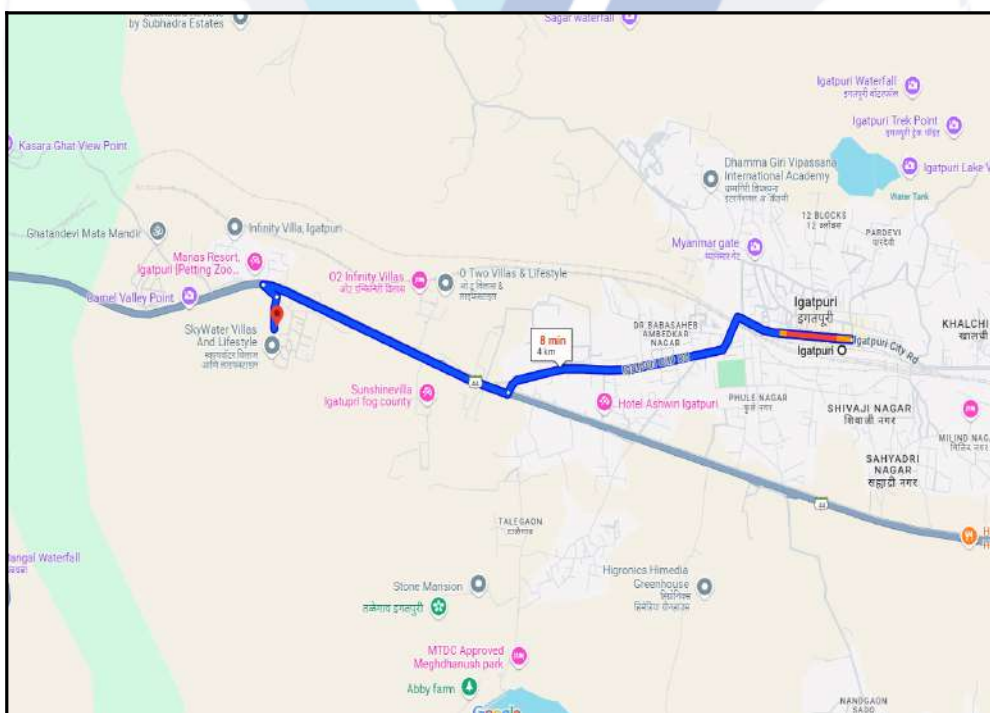
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°41'43.9"N 73°31'52.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Igatpuri - 4 Km).




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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)

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[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3.9- नवीन मुंबई आग्रा महामार्गावरील रहिवास/वाणिज्य/औदयो. विभागातील मिळकती प्र.चौमी (चेक पोष्ट, मानस हॉटेल, घाटनदेवी परिसर)	5090	28550	32840	40800	0	चौ. मीटर	गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	28550			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	28,550.00	Sq. Mtr.	2,652.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	5090			
The difference between land rate and building rate(A-B=C)	23,460.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	28,550.00	Sq. Mtr.	2,652.00	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:



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	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,256.00	1,381.60	1,657.92
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹6,768.00	₹6,152.00	₹5,127.00

magicbricks Buy Rent Sell Home Loans HI, BINU S... Post

Home » Property in Nashik » Villas in Nashik » Villa in Igatpuri » 2 BHK Villa » 7778 Sq.ft

Posted on: Feb 23, 25

₹85.0 Lac EMI - ₹38k | [How much loan can I get?](#)

2 BHK For Sale in **Igatpuri, Nashik**

2 Beds | 3 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: 1256 sqft - ₹6,768/sqft

Transaction Type: **New Property** Status: **Ready to Move**

Facing: **East** Furnished Status: **Unfurnished** Car Parking: **1 Covered**

Type Of Ownership: **Freehold** Age Of Construction: **New Construction**

[Contact Agent](#) [Get Phone No.](#) Last contact made 3 days ago

More Details

Price Breakup: ₹85 Lac

Booking Amount: ₹2.0 Lac

Address: **Igatpuri, Nashik, Igatpuri, Nashik, Maharashtra**

Landmarks: **Igatpuri**

Furnishing: **Unfurnished**

Flooring: **Vitrified, Ceramic Tiles**

Type of Ownership: **Freehold**

[View all details](#)

Description: Gated society peaceful location great connectivity

[Contact Agent](#)

Tools to Help You Decide Better

[EMI Calculator](#) [Property Valuation](#) [Investment Hotspot](#) [Rates & Trends](#)

Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	313.00	344.30	413.16
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹7,029.00	₹6,390.00	₹5,325.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, BINU S... ▾ Post

Home > Property in Igatpuri > Igatpuri Railway Station > Apartment in Igatpuri Railway Station > 1 BHK > 440 Sq.ft. Posted on: Feb 25, 20

₹22.0 Lac
EMI - ₹10k | [Get pre-approved loan](#)

1 BHK Flat For Sale in [Igatpuri, Igatpuri](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area 313 sqft - ₹7,026/sqft	Floor 2(Out of 5 Floors)	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Servant Room	Facing East
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Agent
Get Phone No.

Contact Agent

Sonal Gupta

Get Ph...

More Details

Price Breakup	₹22 Lac
Booking Amount	₹2.0 Lac
Address	Igatpuri, Maharashtra
Landmarks	st Michaels Church
Furnishing	Unfurnished
Type of Ownership	Freehold
Overlooking	Main Road

[View all details ▾](#)

Description: City view open view

Contact Agent

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,396.36	1,536.00	1,843.20
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹4,652.00	₹4,229.00	₹3,524.00

5348110
30-12-2024

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

सूची क्र.2

द्वयम निबंधक : दु.नि. इगतपुरी
दस्त क्रमांक : 5348/2024
नोदणी :
Regn.03m

गावाचे नाव : तळेगाव बुद्रुक

(1) विलेखाचा प्रकार	सेत डीड
(2) मोजकता	6100000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5092000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-नाशिकइतर वर्णन :- इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पाकी मोजे तळेगाव बुद्रुक या गांवचे शिवारातील गट नंबर 291 पैकी प्लॉट नंबर 1 ते 6 यांसी एकूण क्षेत्र 22398.5 चौ.मी.पैकी प्लॉट नं.6 या मिल्कतीवर बांधण्यात आलेल्या फॉर्ग सिटी या प्रोजेक्ट मधील सी टाईप बंगलो मधील बंगलो नंबर सी-29 यांसी बांधीव क्षेत्र 1536.00 चौ.फुट.म्हणजेच 142.66 चौ.मी.ही मिल्कत. ((GAT NUMBER : 291 प्लॉट नं.1 ते 6 बंगलो नं सी 29 ;))
(5) क्षेत्रफळ	142.66 चौ.मीटर
(6) आकारणी किंवा जुडो देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:- सोनी राजु बठोजा वय:-58 पत्ता:-प्लॉट नं: 403/401, माळा नं: मानसरोवर नोलकठ हाईटस , इमारतीचे नाव: पोखरण रोड नंबर 2 ठाणे वेस्ट. ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AARPB9475D 2): नाव:-राजु नारायणदास बठोजा वय:-62 पत्ता:-प्लॉट नं: 403/401, माळा नं: मानसरोवर नोलकठ , इमारतीचे नाव: हाईटस पोखरण रोड नंबर 2 ठाणे, ब्लॉक नं: 0, रोड नं: 0, ठाणे. पिन कोड:-400601 पॅन नं:-ACAPB3726G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-रवि कुमार पोशना बरकुटे वय:-42; पत्ता:-प्लॉट नं: सी 606, माळा नं: मिरा सागर, इमारतीचे नाव: को ऑफ सोसायटी, ब्लॉक नं: रामदेव पार्क, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHZPB1405C 2): नाव:-सरीता रवि कुमार बरकुटे वय:-36; पत्ता:-प्लॉट नं: सी 606, माळा नं: मिरासागर को ऑ सोसा, इमारतीचे नाव: रामदेव पार्क, ब्लॉक नं: मिरारोड पूर्व, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BCNP88929F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2024
(10) दस्त नोदणी केल्याचा दिनांक	24/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5348/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	366000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) येरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	586.74	645.41	774.49
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹7,141.00	₹6,492.00	₹5,410.00

817110

05-03-2025

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 817/2025

नोदणी :

Regn:63m

गावाचे नाव : पिंप्रीसद्रोदीन

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1624000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक,असल्यास	1) प्वालिकेचे नाव:नाशिकइतर वर्णन : , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तातुका ईगतपुरी पैकी मौजे पिंप्री सद्रोदीन या गावाचे शिवारातील गट नं. 155 या मंजुर लेआऊट मधील प्लॉट नं. 1 ते 7 प्लॉट नं. 13 ते 17 यांसी क्षेत्र 2143.38 चौ.मी. यावरील रोजबुड - जी-ए विंग या इमारतीमधील तिसऱ्या आणि चौथ्या मजल्यावरील टूप्लेक्स फ्लॅट नं. 11 यांसी कारपेट क्षेत्र 54.51 चौ.मी. यांसी अॅटॅचड बात्कनी / युटिलिटी/सी/बी/ अल्टरनेटीव्ह टॅरेस/कफर्ड क्षेत्र 11.40 चौ.मी.(महिला खरेदीदार असल्याने मुद्रांक शुल्कात 1% सबलत घेत आहे)((GAT NUMBER : 155 ; Plot Number : 1 TE 7 AANI 13 TE 17 ;))
(5) क्षेत्रफळ	54.51 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:-ईशान्य विल्डकॉन भागीदारी संस्था च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. संचालक श्री अविनाश मुलचंद गोडी तर्फे ज. मु. ईशान्य विल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. सचिन कडैय्यालाल बलदोटा तर्फे वि. मु. धारक अनिल कारभारी आहिर वय:-36; पत्ता:-प्लॉट नं. तळ मजला, माळा नं. आनंद सागर अजयटॅमेंट, 22, इमारतीचे नाव: माणिक नगर, व्हाक नं. गंगापूर रोड, रोड नं. नाशिक, महाराष्ट्र, णासईक. पिन कोड:-422003 पॅन नं:-AAFFI7300E 2): नाव:-श्री व्यंकटेशनगर डेव्हलपर्स प्रा. लि. च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. संचालक श्री अविनाश मुलचंद गोडी तर्फे ज. मु. ईशान्य विल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. सचिन कडैय्यालाल बलदोटा तर्फे वि. मु. धारक अनिल कारभारी आहिर वय:-36; पत्ता:-प्लॉट नं. तळ मजला, माळा नं. आनंद सागर अजयटॅमेंट, 22, इमारतीचे नाव: माणिक नगर, व्हाक नं. गंगापूर रोड, रोड नं. नाशिक, महाराष्ट्र, णासईक. पिन कोड:-422003 पॅन नं:-AAMCS4246F
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-काकु मोहनलाल गुजरिया वय:-66; पत्ता:-प्लॉट नं. 702, माळा नं. 702, इमारतीचे नाव: ए - 702, राजगृह सीएचएस आरटीओ तैन,अधेरी पडिंम, 4 बंगलो, व्हाक नं. आझाद नगर एस.ओ., आझाद नगर, रोड नं. मुंबई, महाराष्ट्र, मुम्बई, पिन कोड:-400053 पॅन नं:-AFWPG3523M
(9) दस्तऐवज करून दित्याचा दिनांक	20/02/2025
(10)दस्त नोदणी केल्याचा दिनांक	20/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	817/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	160000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th 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 **₹ 1,59,88,500.00 (Rupees One Crore Fifty Nine Lakhs Eighty Eight 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

