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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 : **Miss. Vipula Vijay Gaonkar & Mr. Vijay Sadashiv Gaonkar**

Residential Flat No. 410, 4th Floor, "**Shree Vithai Krupa**", Opp. New Fire Brigade Office , Subhash Road, Chinchodyacha Pada , Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°13'45.0"N 73°5'14.0"E

Intended User:

Cosmos Bank
Chembur East Branch

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east . Mumbai 400071

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 410, 4th Floor, "**Shree Vithai Krupa**", Opp. New Fire Brigade Office , Subhash Road, Chinchodyacha Pada , Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Miss. Vipula Vijay Gaonkar & Mr. Vijay Sadashiv Gaonkar.**

Boundaries of the property

North	: Bungalow
South	: Gulab Eknath Krupa Building
East	: Manubai Krupa Building
West	: Mukund Apartment

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 **₹ 25,83,000.00 (Rupees Twenty Five Lakhs Eighty Three Thousands 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.:

Encl.: Valuation report





Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Residential Flat No. 410, 4th Floor, "**Shree Vithai Krupa**", Opp. New Fire Brigade Office , Subhash Road, Chinchodyacha Pada , Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, 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 20.07.2024 for Housing Loan Purpose.
1	Date of inspection	17.07.2024
3	Name of the owner / owners	Miss. Vipula Vijay Gaonkar & Mr. Vijay Sadashiv Gaonkar
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. 410, 4 th Floor, " Shree Vithai Krupa ", Opp. New Fire Brigade Office , Subhash Road, Chinchodyacha Pada , Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India. Contact Person : Mr. Satish Kondvilkar (Tenant) Contact No. 9920428394
6	Location, Street, ward no	Opp. New Fire Brigade Office Village - Shivajinagar, Dombivli (West) District - Thane
7	Survey / Plot No. of land	CTS No - 145/28 of Village - Shivajinagar
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. = 275.04 (Area as per Site measurement) Carpet Area in Sq. Ft. = 287.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 344.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Shivajinagar, Dombivli (West) Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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?	Tenant Occupied - Mr. Satish Kondvilkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Satish Kondvilkar
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,500/- Present 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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, Chembur East Branch Branch to assess Fair Market Value as on 20.07.2024 for Residential Flat No. 410, 4th Floor, "**Shree Vithai Krupa**", Opp. New Fire Brigade Office , Subhash Road, Chinchodyacha Pada , Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Miss. Vipula Vijay Gaonkar & Mr. Vijay Sadashiv Gaonkar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.6611/2021 Dated 21.06.2021 between M/s. Shri Ganesh Enterprises(The Builders) And Miss. Vipula Vijay Gaonkar & Mr. Vijay Sadashiv Gaonkar(The purchaser).
2)	Copy of Occupancy Certificate Document No.KDMC / NRV / CC / KV / 451 dated 25.11.2020 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Flat Zone. It is at a traveling distance 1.5 Km. from Dombivli 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. 4th is having 10 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. 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.



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Valuation as on 20th July 2024

The Carpet Area of the Residential Flat	:	287.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	344.40 Sq. Ft. X ₹ 2,500.00 = ₹ 8,61,000.00
Depreciation $\{(100 -) \times (4 / 60)\}$:	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	:	₹ 64,200/- per Sq. M. i.e. ₹ 5,964/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 20th July 2024	:	287.00 Sq. Ft. X ₹ 9,000 = ₹25,83,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 20th July 2024	:	₹ 25,83,000.00 - ₹ 0.00 = ₹ 25,83,000.00
Total Value of the property	:	₹ ₹ 25,83,000.00
The realizable value of the property	:	₹23,24,700.00
Distress value of the property	:	₹20,66,400.00
Insurable value of the property (344.40 X 2,500.00)	:	₹8,61,000.00
Guideline value of the property (344.40 X 5777.00)	:	₹19,89,599.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 410, 4th Floor, "Shree Vithai Krupa", Opp. New Fire Brigade Office, Subhash Road, Chinchodyacha Pada, Village - Shivajinagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India for this particular purpose at ₹ 25,83,000.00 (Rupees Twenty Five Lakhs Eighty Three Thousands Only) as on 20th July 2024

NOTES

- 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 20th July 2024 is ₹ 25,83,000.00 (Rupees Twenty Five Lakhs Eighty Three Thousands Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 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.



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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.

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 4 th Floor				
3	Year of construction	:	2020 (As per occupancy certificate)				
4	Estimated future life	:	56 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.				
12	Roofing and terracing	:	R. C. C. Slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </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		:	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		:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction		:	Connected to Municipal Sewerage System
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



श्री विवाई कृपा	
पुष्पा मजला	वीणा मजला
००१	४०४
००२ श्री. सागबाई के. केजारे	४०५ श्री. स्वप्निस वि. भागवत
००३	४०६ श्री. सुविमल सु. कांबळे
	४०७ श्री. सुभा र. भागवत
	४०८ श्री. रमेश व. अम्बेकर
	४०९ श्री. रमेश व. अम्बेकर
	४१० श्री. विष्णु वि. भागवत
पारिजात मजला	भास्कर मजला
१०१	४०१ श्री. संतोष क. वेहरा
१०२ श्री. सुविमल सु. पुष्प	४०२ श्री. विद्यावती वि. मोडारी
१०३ श्री. सत कि. शेळके	४०३ श्री. सतीश कि. कवकाळ
१०४ श्री. अमित अ. कुडककर	४०४ श्री. विनायक व. पावळे
१०५ श्री. गणेश र. शेळके	४०५ श्री. विनायक व. पावळे
	४०६ श्री. अरुण वि. शेळके
पुष्पा मजला	पारिजात मजला
२०१	४०१ श्री. वंद व. कोर्डे
२०२ श्रीमती. रंजिता र. मारोळे	४०२ श्री. पवन व. कोर्डे
२०३ श्रीमती. ज्योती व. पुष्प	४०३ श्री. केतन व. पाटी
२०४ श्रीमती. पुजा वि. कोडाळकर	४०४ श्री. केतन अ. मोरे
	४०५ श्री. सल्लाराम व. मोरे
विपरीत मजला	पुष्पा मजला
३०१	४०१ श्री. स्वप्निस अ. देसाई
३०२ श्री. अनिल अ. करावडे	४०२ श्री. संजय अ. कासले
३०३ कु. साईली सु. कदम	४०३ श्री. संजय मा. अरवले
३०४ श्री. अनंत मा. शिंदे	४०४ श्री. योगेश श्री. पावळे
३०५ श्री. कविता कृ. शिंदे	४०५ श्री. प्रमिल र. वैजकर
	४०६ श्री. सुभा र. भागवत
	४०७ श्री. अरुण वि. शेळके
	४०८ श्री. विनायक व. पावळे
	४०९ श्री. अरुण वि. शेळके
	४१० श्री. सल्लाराम व. मोरे

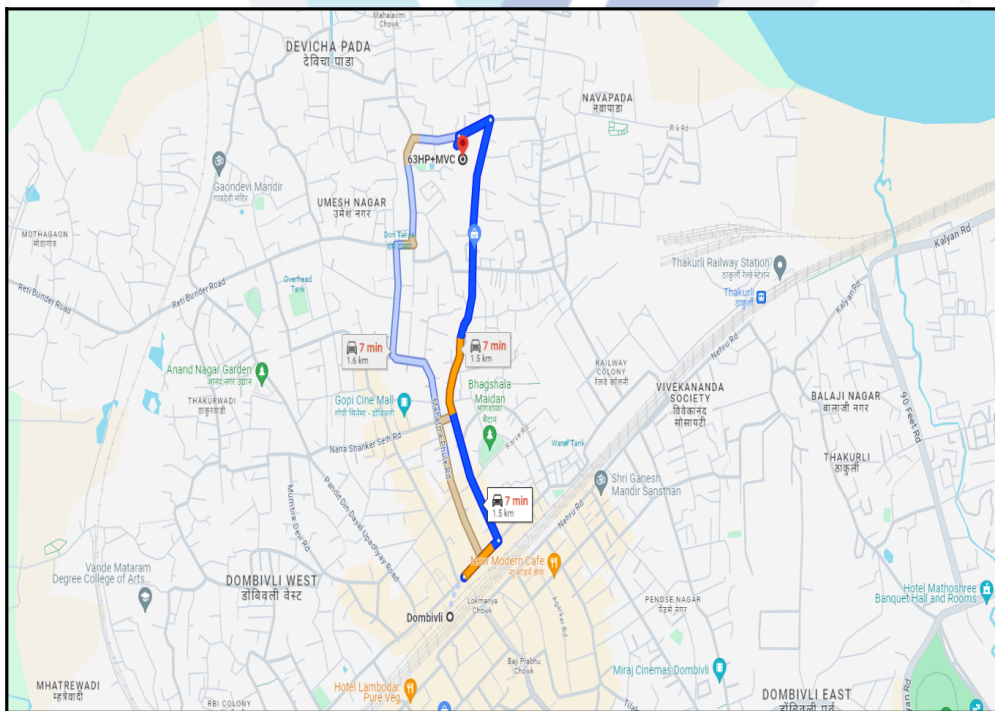
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°13'45.0"N 73°5'14.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1.5 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)

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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	6/26-वभाग 18अ: शिवाजीनगर - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग	23900	64200	73500 85500 73500	चौ. मीटर
SurveyNo	6/27-विभाग 18अ: शिवाजीनगर - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग - अविकसित प्र.चौ.मी.	9800	0	0 0 0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	64200			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,200.00	Sq. Mtr.	5,964.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23900			
The difference between land rate and building rate(A-B=C)	40,300.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,185.00	Sq. Mtr.	5,777.00	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
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



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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	Shree Vithai Krupa, Dombivli West		
Source	Housing.Com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	287.00	315.70	410.41
Percentage	-	10%	30%
Rate Per Sq. Ft.	₹8,711.00	₹7,919.00	₹6,091.00

HOUSING.COM Buy In Thane ▾ + Add

Home / Thane / Dombivli West / Apartment for Sale in Dombivli West / 1 BHK Flat Last updated: Jul 9, 2024

1 BHK Flat **₹25.0 L** EMI starts at ₹13.24 K

Shree vithai krupa building, Kalu Nagar, Dombivli West, Thane ₹6.10 K/sq.ft

Hall

Bedroom

+
7 more

410 sq.ft
Built Up Area

₹6.10 K/sq.ft
Avg. Price

Ready to move
Possession status

Middle **i**
of 7 floors

South-West facing
Facing

Unfurnished
Furnishing

[OVERVIEW](#) [POPULAR PROPERTIES NEARBY](#) [RATINGS AND REVIEWS](#) [PRICE TRENDS](#) [LOCALITY](#) [CALCULATOR](#)

Property Location
Shree vithai krupa building, Kalu Nagar, Dombivli West, Thane


Around This Property



School
Shree Vailankanni English School
1 min
(0.7 km)


Hospital
City Hospital & Polyclinic
1 min
(0.7 km)

View more on Maps

Property	Garibachawada, Dombivali West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	308.33	370.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,081.00	₹7,568.00	-



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Resale

1 RK Flat In Narayan Paradise Dombivli West For Sa...

Garibachawada

₹ 28 Lacs

Negotiable

₹ 16,048/Month

Estimated EMI

370

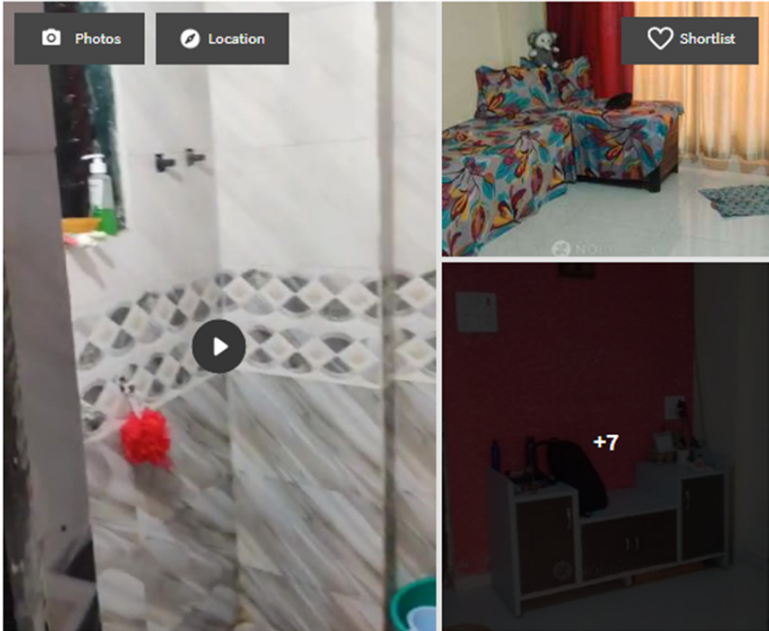
Sq.Ft


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Photos
Location



 Shortlist

1 Bedroom	Jun 11, 2024
No. of Bedroom	Posted On
1 Bathroom	Immediately
No. of Bathroom	Possession
1	Narayan Paradise D...
Balcony	Apartment
Bike	Full
Parking	Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out







Wrong Info

Price trends by NBEstimate


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Nearby: [HDFC Bank](#) [AIMS Hospital](#) [Gopi Cine Mall](#) [Lok Dhara Phase 2 Garden](#) [NEW ROYAL CHEMIST](#)


Overview

<p> Age of Building 1-3 Years</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges ₹1.4 Per Sq.Ft/M</p>	<p> Flooring Vitrified Tiles</p>
<p> Builtup Area 370 Sq.Ft</p>	<p> Carpet Area 290 Sq.Ft</p>

Activity On This Property


 0
Unique Views

 0
Shortlists

 0
Contacted

Powered By : NBEstimate

Similar Properties




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TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC2017/89

Sale Instances

Property	Shivaji Nagar, Dombivali West		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	495.00	594.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,889.00	₹7,407.00	-

18/07/2024, 17:20

igr_8753

875370

27-06-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 8753/2024

नोदणी :

Regn:63m

गावाचे नाव : शिवाजीनगर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3288000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ; इतर माहिती: मौजे शिवाजी नगर डोंबिवली ता कल्याण जि ठाणे सर्वे न 8 हिस्सा न 1/डी या जमिन मिळकतीवरी न्यू लक्ष्मी विला बिल्डिंग मधील सदनिका न 103 पहिला मजला क्षेत्र 46.55 चौ मी कारपेट((Survey Number : सर्वे न 8 हिस्सा न 1/डी ;))
(5) क्षेत्रफळ	46.55 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:-श्री स्वस्तिक कंस्ट्रक्शन तर्फे भागीदार राहुल रघुवीर शेळके - - वय:-30 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी 106 साईनाथ शिल्प अपार्टमेंट रामदास वाडी कल्याण प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AEEFS2818A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित सदानंद खानोलकर - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402 काशीबाई स्मृती सुभाष रोड स्मॉल मारुती मंदिर जवळ नवपाडा डोंबिवली प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AROPK9007G 2): नाव:-ओवी अमित खानोलकर - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402 काशीबाई स्मृती सुभाष रोड स्मॉल मारुती मंदिर जवळ नवपाडा डोंबिवली प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AUIPT9942Q
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8753/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	308000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)जोडा	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th July 2024**

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 **₹ 25,83,000.00 (Rupees Twenty Five Lakhs Eighty Three Thousands 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.:



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