

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni**

Residential Flat No. 14, 3rd Floor, Wing - D, "**Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.**", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'54.1"N 73°5'56.9"E

Intended User:

Cosmos Bank

Dombivali (East) Branch

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 3rd Floor, Wing - D, "Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni**.

Boundaries of the property

North : Akshay Vijay Apartment
South : Swastik Residency
East : Dombivli Gymkhana
West : Patharli 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 **₹ 46,26,875.00 (Rupees Forty Six Lakhs Twenty Six Thousands Eight Hundred And Seventy Five 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/67/ 2019-20

Encl.: Valuation report



Residential Flat No. 14, 3rd Floor, Wing - D, "Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (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 27.08.2024 for Housing Loan Purpose.
1	Date of inspection	22.08.2024
3	Name of the owner / owners	Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni
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. 14, 3 rd Floor, Wing - D, "Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India. Contact Person : Mr. Shubhankar Kulkarni (Owner's Son) Contact No. 7738523896
6	Location, Street, ward no	Village - Gajabandhan Patharli, District - Thane
7	Survey / Plot No. of land	Village - Gajabandhan Patharli New Survey No - 2/1
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. = 438.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 550.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201



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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. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni
	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 KMP Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,900.00 (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 – 1995 (Approx.)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch Branch to assess Fair Market Value as on 27.08.2024 for Residential Flat No. 14, 3rd Floor, Wing - D, "**Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.**", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.320 / 2001 Dated 05.02.2001 between Dinkar Kalu Mhatre(The Promoter) And Mr. Mukund Madhukar Kulkarni & Smt. Swati Mukund Kulkarni(The purchaser).
2)	Copy of Commencement Certificate No.KMP / NRV / BP/ DOV Dated 16.12.1989 issued by Kalyan Mahanagarpalika.

Location

The said building is located at Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 1.3 Km from Dombivli Railway Station.

Building

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without 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 + Balcony. This Residential Flat is Partly Marble Flooring Partly Vitrified , Teak Wood Door frame with Solid flush door with M.S Safety door, Powder coated Aluminum sliding windows, Open plumbing with C.P. fittings. Casing Capping wiringetc.

Valuation as on 27th August 2024

The Built Up Area of the Residential Flat	:	550.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1995 (Approx.)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 Years
Cost of Construction	:	550.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,75,000.00
Depreciation $\{(100 - 10) \times (29 / 60)\}$:	43.50%
Amount of depreciation	:	₹ 5,98,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,800/- per Sq. M. i.e. ₹ 6,020/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 53,113/- per Sq. M. i.e. ₹ 4,934/- per Sq. Ft.
Value of property as on 27th August 2024	:	550.00 Sq. Ft. X ₹ 9,500 = ₹52,25,000.00

(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 27th August 2024	:	₹ 52,25,000.00 - ₹ 5,98,125.00 = ₹ 46,26,875.00
Total Value of the property	:	₹ ₹ 46,26,875.00
The realizable value of the property	:	₹41,64,188.00
Distress value of the property	:	₹37,01,500.00
Insurable value of the property (550.00 X 2,500.00)	:	₹13,75,000.00
Guideline value of the property (550.00 X 4934.00)	:	₹27,13,700.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 14, 3rd Floor, Wing - D, "Arjun Nagar Complex Co-Op. Hsg. Soc. Ltd.", Near Shelar Naka, Village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 46,26,875.00 (Rupees Forty Six Lakhs Twenty Six Thousands Eight Hundred And Seventy Five Only)** as on 27th August 2024

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 **27th August 2024** is **₹ 46,26,875.00 (Rupees Forty Six Lakhs Twenty Six Thousands Eight Hundred And Seventy Five 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

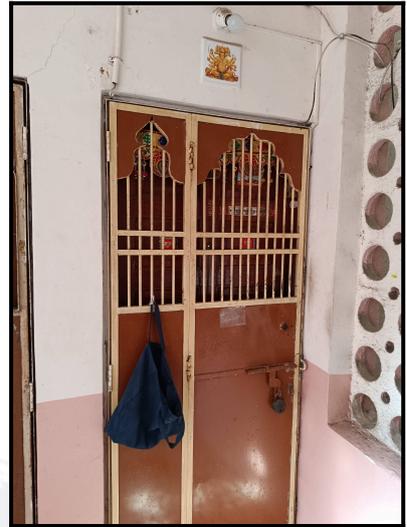
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 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	: 1995 (Approx.)				
4	Estimated future life	: 31 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 with M.S Safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Partly Marble Flooring Partly Vitrified .				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open plumbing with C.P. fittings. Casing Capping 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.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: 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



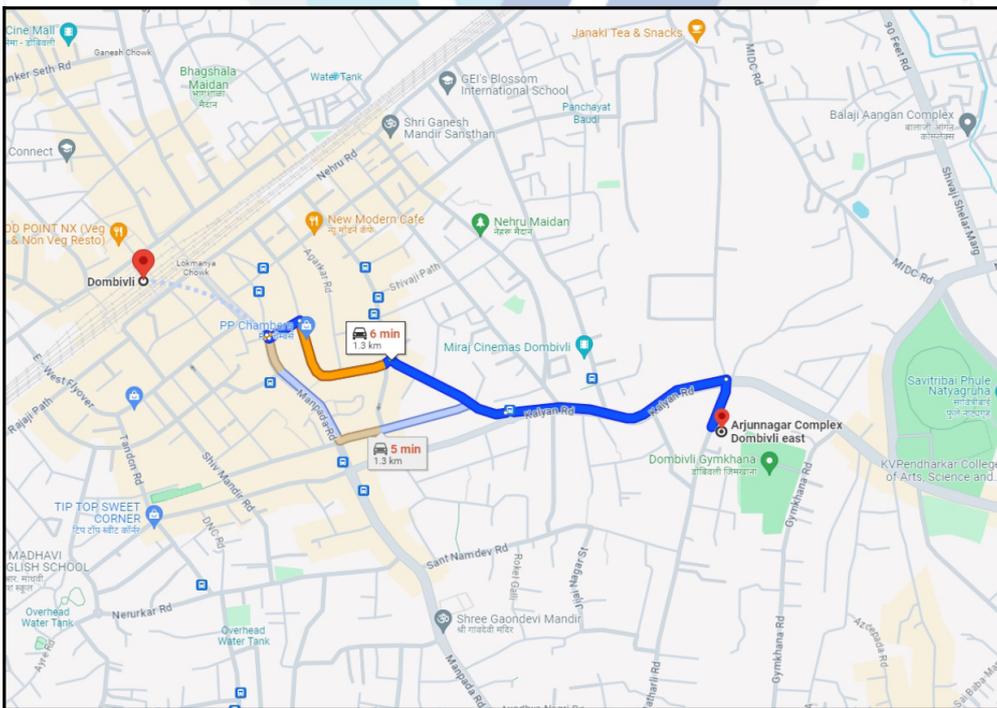
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'54.1"N 73°5'56.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivili - 1.3 Km).



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Ready Reckoner Rate

DIVISION / VILLAGE : GAJBANDHAN PATHARLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone 19C: Portion Towards East of Transmission Line. (Patharli Gaon).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/32	24500	64800	74500	88500	74500
<p>Survey No. 1 to 13, 16, 17, 18, 47, 48, 49A, 49B, 48C, 50, 51A/1, 51 B, 52, 53A, 53B, 54, 55, 56, 57A/1, 57A/2, 57A/B, 58, 59, 74B, 75, 76A, 76B, 79, 80 to 89</p> <p>strong> C. T. S. No. 6500 to 6528, 6665 to 6853, 7005 to 7038, 7053 to 7058, 7762, 7763, 7764, 8558 to 8562, 9404 to 10507, 10522 to 10529, 10531 to 10540, 10550, 10551, 10589 to 10600, 10610 to 10616, 10620 to 10663, 10678 to 10916, 10921 to 10959, 10963 to 11022, 11030 to</p>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	64800			
Decrease by 15% on Flat Located on 3 rd Floor	9720			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	55,080.00	Sq. Mtr.	5,117.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24500			
The difference between land rate and building rate(A-B=C)	30,580.00			
Percentage after Depreciation as per table(D)	29%			
Rate to be adopted after considering depreciation [B + (C X D)]	53,113.00	Sq. Mtr.	4,934.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

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

Price Indicators

Property	Samarth Vihar, Sagarli Gaon		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	483.33	580.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,414.00	₹10,345.00	-





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1 BHK Flat In Ap For Sale in Dombivli East
Samarth Vihar CHS, Patherli Road, Near Tilaknagar Police Station, Dombivli East



Loan Verified

₹ 60 Lacs

Negotiable

₹ 34,388/Month

Estimated EMV

580

Sq.Ft

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Photos
Location



Nearby:
[HDFC Bank](#)
[AIIMS Hospital](#)
[Dopu Cine Hall](#)
[Lok Dhara Phase 2 Garden](#)
[NEW ROYAL CHENIST](#)

1 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

NA

Delivery

Car

Parking

Aug 25, 2024

Posted On

Immediately

Possession

Ap

Apartment

None

Power Backup

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Report what was not correct in this property

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Price trends by NBEstimate

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Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.Ft/M	Flooring	Verified Tiles
Builtup Area	580 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	North-East	Floor	7/7
Parking	Car	gated Security	Yes



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Property	Ramarang CHSL, Dombivli East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	808.33	970.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,278.00	₹7,732.00	-



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3 BHK Flat In Ramarang Chs For Sale In Dombivli East
Tilaknagar Police Station, Samarth Vikar N/A, Sagarji Goon, Dombivli East, Dombivli

₹ 75 Lacs
Negotiable

₹ 42,985/Month
Estimated EMV

970
Sq. Ft.

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Photos
Location



3 Bedroom <small>No. of Bedroom</small>	Feb 15, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Salary</small>	Ramarang Chs <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

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Price trends by NBEstimate [Check Now](#)

Nearby: [HDFC Bank](#) [AMS Hospital](#) [Dopli Cine Mall](#) [Lok Dhare Phase 2 Garden](#) [NEW ROYAL CHEMIST](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	970 Sq. Ft.	Carpet Area	778 Sq. Ft.
Furnishing Status	Semi Furnish Now	Facing	West
Floor	3/4	Parking	Bike And Car

Activity On This Property

203
Unique Views

0
Shortlist

0
Contacted

Powered By: NBEstimate

Similar Properties



3 BHK Flat In Sudama Pushp Chs.ltd, Dombivli East For Sale In Do...

Peethi Rd, NEAR SAROVAR BLDG, Dombivli East, Dombivli, Maharashtra 422211

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Sale Instances

Property	Samarth Vihar, G. B. Patharli		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	441.67	530.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,509.00	₹7,925.00	-

2308338 16-03-2024 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 : 2308/2024 नोंदणी : Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	4200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3136000	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्रं. 8/32,मुल्यदर 64800/-,मौजे गजबंधन पाथर्ली स.नं. 2,हि.नं. 5(पैकी)वरील समर्थ विहार को.ऑप.हो.सो.लि.,सदनिका नं. 602,सातवा मजला,क्षेत्रफळ 530 चौ.फु. बिल्टअप((Block Number : सदनिका नं. 602 ;))	
(5) क्षेत्रफळ	530 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पूनम चंद्रहास सावंत वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समर्थ विहार को.ऑप.हो.सो., ब्लॉक नं: 602, रोड नं: पाथर्ली रोड, शिव मंदिर समोर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BQIPS6262F 2): नाव:-चंद्रहास विश्वनाथ सावंत वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समर्थ विहार को.ऑप.हो.सो., ब्लॉक नं: 602, रोड नं: पाथर्ली रोड, शिव मंदिर समोर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BBYPS6436E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुमार जोशी - वय:-57; पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: लक्ष्मण स्मृती बिल्डिंग, ब्लॉक नं: 14, रोड नं: दत्त मंदिरासमोर, पाथर्ली, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AICPJ7131M 2): नाव:-रोनक के. जोशी वय:-26; पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: लक्ष्मण स्मृती बिल्डिंग, ब्लॉक नं: 14, रोड नं: दत्त मंदिरासमोर, पाथर्ली, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJZPJ3061A 3): नाव:-ज्योती कुमार जोशी वय:-50; पत्ता:-प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: लक्ष्मण स्मृती बिल्डिंग, ब्लॉक नं: 14, रोड नं: दत्त मंदिरासमोर, पाथर्ली, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJQPJ1357A	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2308/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Property	Shree Ram Galaxy, G.B. Patharli		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	370.00	444.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,459.00	₹7,883.00	-

12860338 08-08-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्ता क्रमांक : 12860/2024 नोदणी : Regn:63m
गावाचे नाव : गं.भा.पाथर्ली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2447755	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्र . 8/32 दर 64800/- मौजे गजबंधन पाथर्ली स नं 56 हिस्सा नं 3 वरील श्री राम गॅलेक्सी मधील सदनिका क्र . 304,तिसरा मजला,क्षेत्र 34.34 चौरस मी कार्पेट((Survey Number : 56 ; HISSA NUMBER : 3 ;))	
(5) क्षेत्रफळ	34.34 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 श्री राम बिल्डर्स तर्फे भागीदार चंद्रकांत अनंत शिरोडकर -- वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मातृ स्मृती अपार्टमेंट , ब्लॉक नं: गाला नं 1 , रोड नं: कर्वे रोड , डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACBFS5887Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-विशाल गोविंद गावडे -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वाघेश्वरी नगर , ब्लॉक नं: रूम नं 90 , रोड नं: लांजेरकर मार्ग ,गोलंजी हिल रोड परेल , महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-BHOPG8986M 2): नाव.-भाग्यश्री फटकुरे -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वाघेश्वरी नगर , ब्लॉक नं: रूम नं 90 , रोड नं: लांजेरकर मार्ग ,गोलंजी हिल रोड परेल , महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-EQBPP5470C	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12860/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th August 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 **₹ 46,26,875.00 (Rupees Forty Six Lakhs Twenty Six Thousands Eight Hundred And Seventy Five 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/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

