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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Vivekanand Madhavrao Zare**

Residential Flat No. 8, 2<sup>nd</sup> Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'45.1"N 73°12'1.6"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, 2<sup>nd</sup> Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India belongs to **Mr. Vivekanand Madhavrao Zare**.

Boundaries	:	Building	Flat
North	:	Shree Lambodar CHSL	Marginal Space
South	:	Mangal Pooja Residential Building	Flat No. 7
East	:	Internal Road	Flat No. 9
West	:	Open Plot	Marginal Space

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 **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven 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

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Residential Flat No. 8, 2<sup>nd</sup> Floor, "**Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.**", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - 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 03.09.2024 for Bank Loan Purpose.
1	Date of inspection	23.08.2024
3	Name of the owner / owners	<b>Mr. Vivekanand Madhavrao Zare</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 8, 2 <sup>nd</sup> Floor, " <b>Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.</b> ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Madhav Zare (Owner's Son ) Contact No. 9833149545
6	Location, Street, ward no	Off. Sangoda Road Village - Manda, Titwala (West) District - Thane
7	Survey / Plot No. of land	Village - Manda New Survey No - 173, Hissa No. 1(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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 404.25 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 515.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Manda, Titwala (West) Taluka - Kalyan , District - Thane, Pin - PIN - 421 605
14	If freehold or leasehold land	Free Hold.



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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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Vivekanand Madhavrao Zare
	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 local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Vivekanand Madhavrao Zare
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,900.00 (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	<b>SALES</b>	
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	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1999 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 03.09.2024 for Residential Flat No. 8, 2<sup>nd</sup> Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India belongs to **Mr. Vivekanand Madhavrao Zare**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.923 / 2005 Dated 09.05.2005 between Mr. Arjun Mahadev Chaugule (The Seller) And Mr. Vivekanand Madhavrao Zare(The Purchaser).
2)	Copy of Society Share Certificate No.8 And Mr. Vivekanand Madhavrao Zare(The Purchaser) issued by Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.
3)	Copy of Society No Objection Certificate Dated 11.05.2005 in the name of Mr. Vivekanand Madhavrao Zare issued by Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd.
4)	Copy of Commencement Certificate No.KMP / NRV / BP / KV / 439 - 86 Dated 22.08.1991 issued by Kalyan Mahanagarpalika.

### Location

The said building is located at Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605. The property falls in Residential Zone. It is at a traveling distance 500 Mtrs. from Titwala 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 Normal. The building is used for Residential purpose. Basement Floor is having 3 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Partly Vitrified tiles / Kota stone / Ceramic tiles flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casting Capping Electrical wiringetc.

### Valuation as on 3rd September 2024

The Built Up Area of the Residential Flat	:	515.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	: 1999 (As per site information)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 25 Years
Cost of Construction	: 515.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,87,500.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$	: 37.50%
Amount of depreciation	: ₹ 4,82,812.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 54,200/- per Sq. M. i.e. ₹ 5,035/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 42,800/- per Sq. M. i.e. ₹ 3,976/- per Sq. Ft.
Value of property as on 3rd September 2024	: 515.00 Sq. Ft. X ₹ 6,400 = ₹32,96,000.00

(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)

<b>Fair value of the property as on 3rd September 2024</b>	: <b>₹ 32,96,000.00 - ₹ 4,82,812.50 = ₹ 28,13,187.50</b>
<b>Total Value of the property</b>	: <b>₹ ₹ 28,13,187.50</b>
<b>The realizable value of the property</b>	: <b>₹25,31,869.00</b>
<b>Distress value of the property</b>	: <b>₹22,50,550.00</b>
<b>Insurable value of the property (515.00 X 2,500.00)</b>	: <b>₹12,87,500.00</b>
<b>Guideline value of the property (515.00 X 3976.00)</b>	: <b>₹18,53,485.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 8, 2<sup>nd</sup> Floor, "Om Ganpati Darshan Co-Op. Hsg. Soc. Ltd. ", Off. Sangoda Road, Village - Manda, Titwala (West), Taluka - Kalyan , District - Thane, PIN - 421 605, State - Maharashtra, Country - India for this particular purpose at **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven Only)** as on 3rd September 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 **3rd September 2024** is **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven 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 2 <sup>nd</sup> Floor				
3	Year of construction	: 1999 (As per site information)				
4	Estimated future life	: 35 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, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Partly Vitrified tiles / Kota stone / Ceramic tiles 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"> <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. Casting Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

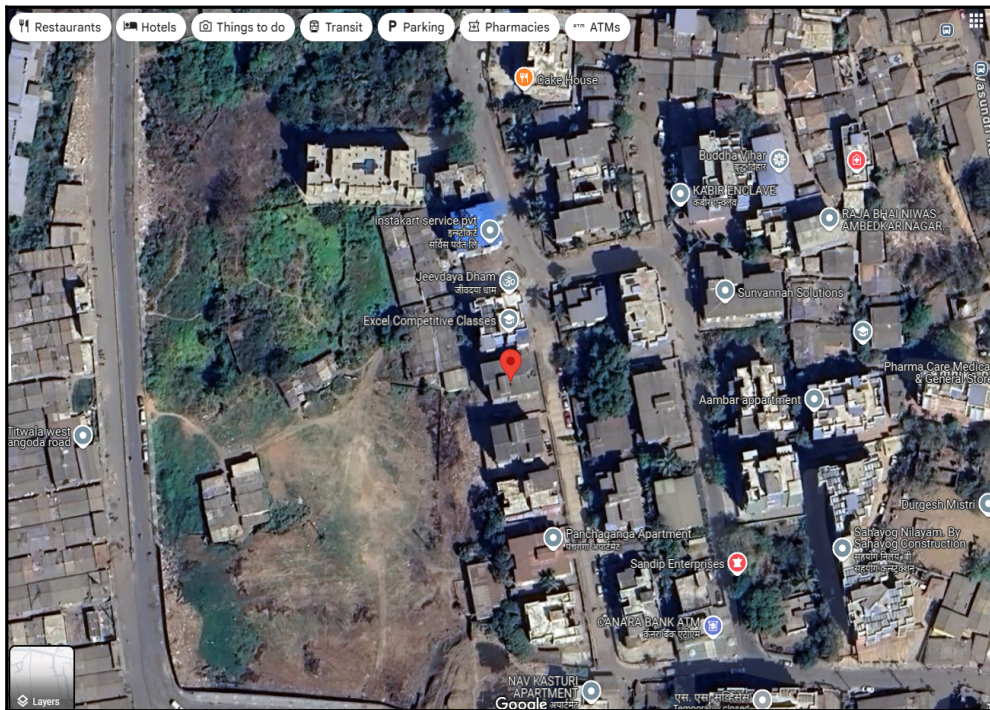


Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
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

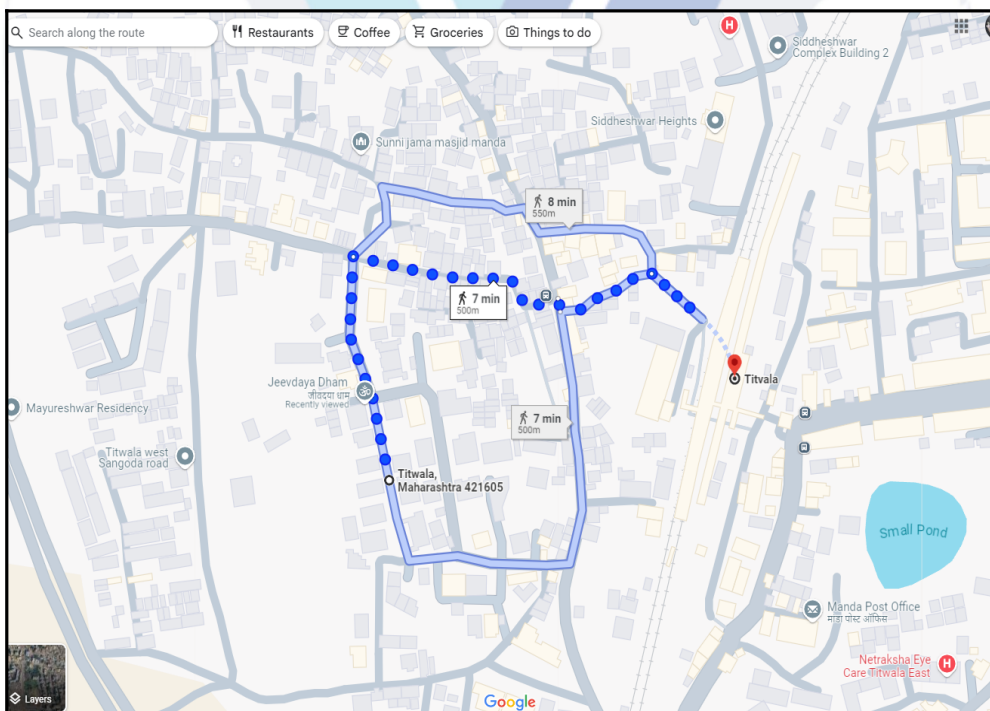
# Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°17'45.1"N 73°12'1.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Titwala - 500 Mtrs. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : MANDA 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: 2A. Division Manda (34) (A) Manda West, All Properties on West of Central Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
26	26/81	8600	54200	62400	67900	62400
950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976						
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29A, 29B, 39C, 146, 147, 155, 156, 157A, 157B, 158, 159, 161, 162A, 162B, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172A, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 187, 188, 189, 190, 192, 193, 197, 198, 199, 201, 202, 203, 204, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 226, 227, 228, 229, 230, 231, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 251, 252, 253, 254, 256 Gaathan						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	54200			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	5420		TM	
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>48,780.00</b>	<b>Sq. Mtr.</b>	<b>4,532.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8600			
The difference between land rate and building rate(A-B=C)	40,180.00			
Percentage after Depreciation as per table(D)	25%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>42,800.00</b>	<b>Sq. Mtr.</b>	<b>3,976.00</b>	<b>Sq. Ft.</b>

### 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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	301.00	361.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹8,306.00	₹6,921.00	-

99acres

Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > Flats in Manda > 1 BHK Flats in Manda > 20 to 25 Lakh Posted on May 18, 2024 | Ready to move

₹25 Lac

@ 8,305 per sq.ft.

Estimated EMI ₹19,968

1BHK 1Bath

Flat/Apartment for Sale

in Om Sai Corner, Manda, Titwala, Thane

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Recommendations
Articles

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 301 sq.ft. (27.96 sq.m.)

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

Price

₹ 25 Lac @ 8,305 per sq.ft. (Negotiable)

Address

Om Sai Corner  
Manda, Titwala, Thane

Floor Number

4<sup>th</sup> of 4 Floors

Facing

East

Overlooking

Main Road

Property Age

5 to 10 Year Old

Places nearby

406, Manda, Titwala, Thane View All (7)

+ Government ZP Hospital KDMC DISPENSARY

+ Dr. Kavte Clinic

+ Shree Mahaganapati Hospital

+ Dr. Jain's Clinic

+ Shri C

Why should you consider this property?

East Facing

Top Floor

Close to School

Close to Hospital

24\*7 Water

On-Call Maintenance Staff

Close to Market

Corner Property

Close to Railway Station

Overlooking Main Road

Marble Flooring

Transaction Type: Resale

Property Ownership: Freehold

Flooring: Marble

Width of facing road: 2.0 Feet

Corner Property: Yes

Water Source: Borewell/Tank,24\*7...

Power Backup: None

Property Code: W75314759  
[www.99acres.com/W75314759](https://www.99acres.com/W75314759)



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Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	480.00	576.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹6,875.00	₹5,729.00	-

99acres

Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > Flats in Manda > 1 BHK Flats in Manda

Posted on Jul 21, 2024 | Ready to move

**₹33 Lac** @ 6,875 per sq.ft.

Estimated EMI ₹26,357

1BHK 1Bath

Flat/Apartment for Sale

In Om Sai Residency Manda, Manda, Titwala, Thane


Contact Owner FREE

Shortlist

**RERA STATUS** NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Price Trends
Recommendations
Articles

**Property (3)**



Photos (1/3)

**Area**  
Carpet area: 480 sq.ft. (44.59 sq.m.)

**Price**  
₹ 33 Lac @ 6,875 per sq.ft. (Negotiable)

**Floor Number**  
4<sup>th</sup> of 7 Floors

**Overlooking**  
Main Road

**Configuration**  
1 Bedroom, 1 Bathroom, 2 Balconies

**Address**  
Om Sai Residency Manda, Manda, Titwala, Thane

**Facing**  
East

**Property Age**  
5 to 10 Year Old

**Places nearby** View All (7)

404, Manda, Titwala, Thane

Government ZP Hospital KDMC DISPENSARY
Dr. Kavte Clinic
Shree Mahaganapati Hospital
Dr. Jain's Clinic
Shri C

**Why should you consider this property?**

East Facing
Gated Society
Overlooking Main Road
Spartex Flooring
Close to Railway Station
Parking Available
Semi-Furnished

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Spartex | Furnishing: Semifurnished

Gated Community: Yes | Parking: 1 Open | Water Source: Municipal corporati... | Power Backup: None

Property Code: C76442387  
[www.99acres.com/C76442387](http://www.99acres.com/C76442387)



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	316.67	380.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,895.00	₹4,079.00	-

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981571 19-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्ता क्रमांक : 9815/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मांडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1550000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1591454.732	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: मौजे मांडा तालुका कल्याण जिल्हा ठाणे येथील सर्वे नंबर 161/ पैकी,162ए /1+2 पैकी 173/1 पैकी,आणि परडी नं. 2 पैकी प्लॉट नं. 21 यावरील विभाग क्र. 2 बी मंगल पूजा को.ऑप.हौ.सो. मधील सदनिका नं. 02 तळ मजला.क्षेत्र 380 चौ फुट बांधीव (1 टक्का महिला सुट)( ( Survey Number : 161 part, 162A/1+2 part, 173/1 part. ; ) )	
(5) क्षेत्रफळ	380 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/सिद्धन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धनश्री निरंजन सिन्हा वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: लात चौकी पोलीस स्टेशन मागे बी 204 अशोगणेश को.ऑप.हौ.सो.गावदेवी चौक कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AIKPJ2867	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वर्षा सुनिल पिसे वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 3 मंगल पूजा को.ऑप.हौ. सो. मांडा टिटवाळा, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-BVBPP5025K	
(9) दस्तावेज करून दिल्याचा दिनांक	10/05/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	10/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9815/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	97700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15920	
(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.	

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Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	394.00	472.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,203.00	₹4,336.00	-

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674770 03-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. कल्याण 1 दस्ता क्रमांक : 6747/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मांडा</b>		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	2050000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2261000	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: मौजे मांडा,ता. कल्याण,जि. ठाणे येथील स.नं. 173 आणि हि.नं. 1(पार्ट),पार्सी नं. 2(पार्ट),सी.टी.एस.नं. 51,52,53,54 आणि 55 येथे असलेली श्री लंबोदर को.ऑप.हौ.सोसायटी लि. मधील दुसऱ्या मजल्यावरील सदनिका क्र. 203,क्षेत्र 394 चौ.फुट(कारपेट),मालमत्ता क्र. ए05017874500( ( Survey Number : 173 ; ))	
(5) क्षेत्रफळ	394 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उल्हास प्रताप राजे -- वय:-58 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. जय खंडोबा निवास, संगोडा रोड, साईधाम चाळ जवळ, मांडा-टिटवाळी प., ता. कल्याण, जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AKXPR0093B 2): नाव:-स्नेहा उल्हास राजे -- वय:-47 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. जय खंडोबा निवास, संगोडा रोड, साईधाम चाळ जवळ, मांडा-टिटवाळी प., ता. कल्याण, जि. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-AUFPR0801B	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज संतोष गगे -- वय:-35; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. मु. खरीड, पो. किन्हीली, ता. शहापूर, जि. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421403 पॅन नं:-AKGPG6425P 2): नाव:-हर्षला पंकज गगे -- वय:-31; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. मु. खरीड, पो. किन्हीली, ता. शहापूर, जि. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421403 पॅन नं:-DCSPG7491E	
(9) दस्तावेज करून दिल्याचा दिनांक	19/06/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	19/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6747/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	158300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22700	
(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.	

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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **3rd September 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.



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## 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 **₹ 28,13,187.50 (Rupees Twenty Eight Lakhs Thirteen Thousands One Hundred And Eighty Seven 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



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