

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Pawan Kumar Bahadur Masar**

Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - B, "Morya Sportscity Phase - 1", Village - Kalher, Bhiwandi, Thane, 421302, State - Maharashtra, India.

Latitude Longitude : 19°14'30.9"N 73°0'34.5"E

### Intended User:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, Maharashtra  
400705

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

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 **+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. 304, 3<sup>rd</sup> Floor, Wing - B, "**Morya Sportscity Phase - 1**", Village - Kalher, Bhiwandi, Thane, 421302, State - Maharashtra, India belongs to **Mr. Pawan Kumar Bahadur Masar**.

Boundaries of the property

North : Open Plot  
South : Road  
East : A Wing  
West : C Wing

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 **₹ 61,77,600.00 (Rupees Sixty One Lakhs Seventy Seven Thousands Six Hundred Only) After completion of construction works**. As per Site Inspection 81% 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/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - B, "**Morya Sportscity Phase - 1**", Village - Kalher, Bhiwandi, Thane, 421302, 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 29.08.2024 for Housing Loan Purpose.
1	Date of inspection	27.08.2024
3	Name of the owner / owners	<b>Mr. Pawan Kumar Bahadur Masar</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. 304, 3 <sup>rd</sup> Floor, Wing - B, " <b>Morya Sportscity Phase - 1</b> ", Village - Kalher, Bhiwandi, Thane, 421302, State - Maharashtra, India.  <b>Contact Person :</b> Sheetal (Sales Person) Contact No. 8759105910
6	Location, Street, ward no	Village - Kalher, Bhiwandi
7	Survey / Plot No. of land	Village - Kalher
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. = 668.58 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 702.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 772.20 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kalher, Bhiwandi Pin - 421302
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?	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 local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	12,900.00 (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	<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 – 2024 (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, Vashi Branch Sector 17 Branch to assess Fair Market Value as on 29.08.2024 for Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - B, "**Morya Sportscity Phase - 1**", Village - Kalher, Bhiwandi, Thane, 421302, State - Maharashtra, India belongs to **Mr. Pawan Kumar Bahadur Masar**.

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

1)	Copy of Agreement for sale No.10131/2024 Dated 22.07.2024 between M/s. Hallmark Infra Annex LLP(The Developers) And Mr. Pawan Kumar Bahadur Masar(The Purchaser).
2)	Copy of RERA Certificate No.P51700024330 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.

### Location

The said building is located at Village - Kalher, Bhiwandi421302. The property falls in Residential Zone. It is at a traveling distance 8.5 Km. from Bhiwandi 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 Building Under Construction walls. The external condition of building is Building is under construction . The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Passage + Balcony + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Proposed Teak wood door frame with flush doors, Powder Coated Aluminium Sliding, Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

### Valuation as on 29th August 2024

The Carpet Area of the Residential Flat	:	702.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2024 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year



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Cost of Construction	:	772.20 Sq. Ft. X ₹ 2,500.00 = ₹ 19,30,500.00
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	:	₹ 33,500/- per Sq. M. i.e. ₹ 3,112/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 29th August 2024	:	702.00 Sq. Ft. X ₹ 8,800 = ₹61,77,600.00

(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 29th August 2024</b>	:	<b>₹ 61,77,600.00 - ₹ 0.00 = ₹ 61,77,600.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 61,77,600.00</b>
<b>The realizable value of the property</b>	:	<b>₹55,59,840.00</b>
<b>Distress value of the property</b>	:	<b>₹49,42,080.00</b>
<b>Insurable value of the property (772.20 X 2,500.00)</b>	:	<b>₹19,30,500.00</b>
<b>Guideline value of the property (772.20 X 3112.00)</b>	:	<b>₹24,03,086.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3<sup>rd</sup> Floor, Wing - B, "Morya Sportscity Phase - 1", Village - Kalher, Bhiwandi, Thane, 421302, State - Maharashtra, India for this particular purpose at **₹ 61,77,600.00 (Rupees Sixty One Lakhs Seventy Seven Thousands Six Hundred Only)** as on 29th 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 **29th August 2024** is **₹ 61,77,600.00 (Rupees Sixty One Lakhs Seventy Seven Thousands Six 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.

## PART III- VALUATION

I, hereby declare that



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- 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

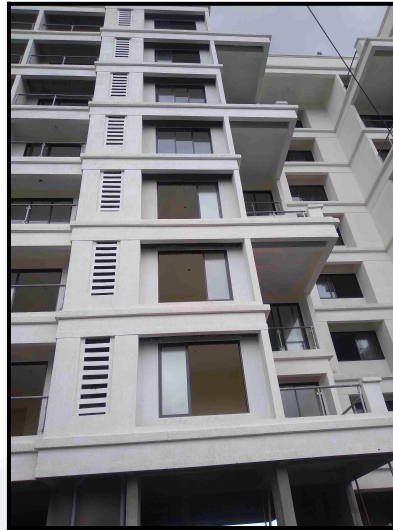
Technical details		Main Building								
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor								
3	Year of construction	: 2024 (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	: 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 Building Under Construction.								
8	Partitions	: Building Under Construction.								
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Powder Coated Aluminium Sliding, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Building Under Construction.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%;">(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.									
15	Sanitary installations <table border="1" style="width: 100%;"> <tr> <td style="width: 5%;">(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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.	:								



**Technical details****Main Building**

17	Compound wall Height and length Type of construction	:	
18	No. of lifts and capacity	:	Proposed 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



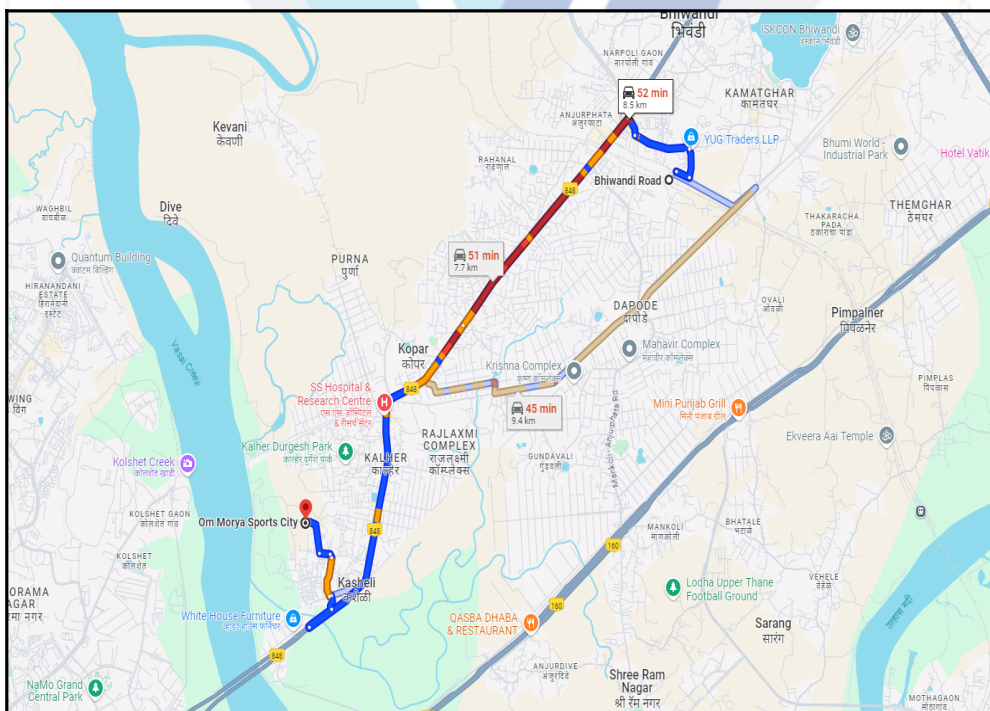
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude:** 19°14'30.9"N 73°0'34.5"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi - 8.5 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 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	4-हरीत/ता विकास विभागातील जमिनी	2301000	0	0	0	0	हेक्टर
<a href="#">SurveyNo</a>	1/2-रहीवास वापरा खालील विकसित जमिनी	2150	31800	32100	39000	32100	चौ. मीटर
<a href="#">SurveyNo</a>	2/1-औद्योगिक वापराखालील विकसित जमिनी	2410	31100	32400	38200	32400	चौ. मीटर
<a href="#">SurveyNo</a>	3/1-वाणिज्य वापराखालील विकसित जमिनी	2650	33000	33900	40600	33900	चौ. मीटर
<a href="#">SurveyNo</a>	2/2-NH 3 औद्योगिक वापराखालील विकसित जमिनी	3010	33500	35600	41400	35600	चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	33500			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>33,500.00</b>	<b>Sq. Mtr.</b>	<b>3,112.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3010			
The difference between land rate and building rate(A-B=C)	30,490.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>33,500.00</b>	<b>Sq. Mtr.</b>	<b>3,112.00</b>	<b>Sq. Ft.</b>

### 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



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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	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	602.00	662.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,262.00	₹9,330.00	-

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Home > New Projects in Thane > Projects in Kalher > Shree Morya Sports City

22 Photos
Map

### Shree Morya Sports City

Kalher, Thane

₹ 39.00 Lac to 61.78 Lac

Status: Mid Stage Construction

**Project Size**  
174 units · 20 Acres

**Configurations:** 1,2 BHK Flat from 380 Sq. Ft. to 602 Sq. Ft. (Carpet)

**Recent Registered Sale** ● Aug 2024 ₹ 29.45 L 456 Sq.ft

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**Valuation Report** DOWNLOAD SAMPLE

Estimated Market Value
Rental Value
Govt. Value

**Data Intelligence**

Recent Sales Transactions
Price Movement

**Why Invest through Square Yards?**

- 0% **Zero Brokerage**  
100% Service, 0% Brokerage
- 👂 **Full Service Support**  
Our sales personnel are accountable for every step
- 🏠 **Lowest Price Guaranteed**  
If you find a lower price anywhere, tell us and we will match it.

Overview
Regulatory Information
Floor Plans
Price List
Data Intelligence
Resale Listings
Amenities
Specifications
Commute Time
Location & Landma

**Shree Morya Sports City - Project Info**

Shree Morya Sports City is an upcoming township in Thane West,Thane. The township is spread over 20 acres and offers 174 units in 20 different towers. The project offers 1BHK to 2BHK apartments in 380 sqft to 602 sqft. The township offers good connectivity, with Ghodbunder Road,Well connected to Agra Road, and a good mix [Read More](#)

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?

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Email ID

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Buying

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**Shree Morya Sports City - RERA Details**

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Property	Flat		
Source	https://www.proptiger.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	602.00	662.20	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹10,262.00	₹9,330.00	-



City: Mumbai

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India Property > Property in Mumbai > Property in Bhiwandi > Morya Sports City Phase 1 last updated on :Aug 18, 2024



5 Photos

PROJECT RERA ID : P51700024330

**Interested to buy property in Bhiwandi ?**

Name


+91

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc.

**GET CALL BACK**

Assured Callback in 5 mins  
Get an assured callback in 5 mins from sales expert (9 AM - 6 PM IST)

[Read Disclaimer](#)



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### Morya Sports City Phase 1 ♥

by Morya Infraconstruct

📍 Bhiwandi, Mumbai [\(show on map\)](#)

**Download Brochures**

1, 2 BHK Apartment


380 - 602 sq ft Carpet Area 📌

₹ 39.00 L - ₹ 61.78 L  
Builder Price  
[See inclusions](#)

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

#### Overview

Dec'24 <span style="font-size: x-x-small;">Possession Start Date</span>	Not Launched <span style="font-size: x-x-small;">Status</span>	1 Acres <span style="font-size: x-x-small;">Total Area</span>
New <span style="font-size: x-x-small;">Availability</span>		




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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 120 MH2010 PTC20789



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	702.00	772.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,806.00	₹7,097.00	-

9872351	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.भिवंडी 2
16-07-2024		दस्ता क्रमांक : 9872/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : काल्हेर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5480124	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2525072.55	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे काल्हेर,ता.भिवंडी,जि.ठाणे येथील सर्व्हे नंबर 38 हिस्सा नं.2 या जमीनीवरील मोरया स्पोर्ट्स सिटी फेस 1 मधील बी-विंग मधील पाचव्या मजल्यावरील फ्लॅट नं.501 क्षेत्र 65.26 चौरस मीटर कारपेट मिळकत.(रेरा) ( ( Survey Number : 38/2 ; ) )	
(5) क्षेत्रफळ	65.26 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:-मे.हॉलमार्क इंफ्रा अॅनेक्स एलएलपी तर्फे पार्टनर अजितकुमार मदनराज चोपडा तर्फे क.ज.देणार अक्षय विमलचंद कोठारी वय:-27 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ओझोन गॅलेक्सी,दुर्गेश पार्कजवळ,काल्हेर पाडा,काल्हेर,ता.भिवंडी,जि.ठाणे , महाराष्ट्र. पिन कोड:-421302 पॅन नं:-AAMFH9068F 2): नाव:-मे.हॉलमार्क इंफ्रा अॅनेक्स एलएलपी तर्फे पार्टनर दिनेशकुमार खामनचंदजी कोठारी तर्फे क.ज.देणार अक्षय विमलचंद कोठारी वय:-27 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ओझोन गॅलेक्सी,दुर्गेश पार्कजवळ,काल्हेर पाडा,काल्हेर,ता.भिवंडी,जि.ठाणे , महाराष्ट्र. ठाणे. पिन कोड:-421302 पॅन नं:-AAMFH9068F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-खुशाबु प्रशांत सुधार वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रुम नं.11, जानकीबाई चाळ,रोड नं.27,सी.पी.तलाव,वागळे इस्टेट,शिवसेना शाखेजवळ,वागळे इस्टेट,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BSYPV1043B 2): नाव:-प्रशांत सुरेश सुधार वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रुम नं.11, जानकीबाई चाळ,रोड नं.27,सी.पी.तलाव,वागळे इस्टेट,शिवसेना शाखेजवळ,वागळे इस्टेट,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-KHZPS8078E 3): नाव:-सुरेश भिकाभाई सुधार वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रुम नं.11, जानकीबाई चाळ,रोड नं.27,सी.पी.तलाव,वागळे इस्टेट,शिवसेना शाखेजवळ,वागळे इस्टेट,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BZWP55740K	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	9872/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	328900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	449.00	493.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,867.00	₹7,152.00	-

5315532 13-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.भिवंडी 3 दस्ता क्रमांक : 5315/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : काल्हेर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3532127	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1615024.95	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे काल्हेर,ता.भिवंडी,जि.ठाणे येथील सर्व्हे नंबर 38 हिस्सा नं.2 या जमीनीवरील मोरया स्पोर्ट्स सिटी फेस 1 मधील ए-विंग मधील पाचव्या मजल्यावरील फ्लॉट नं.503 क्षेत्र 41.74 चौरस मीटर कारपेट मिळकत.(( Survey Number : 38/2 ; ) )	
(5) क्षेत्रफळ	41.74 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.हॉलमार्क इन्फ्रा अँनेक्स एलएलपी तर्फे पार्टनर अजितकुमार मदनराज चोपडा तर्फे क.ज.देणार अक्षय विमलचंद्र कोठारी वय:- पत्ता:-फ्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ओझोन गॅलेक्सी,दुर्गेश पार्कजवळ,काल्हेर पाडा,काल्हेर,ता.भिवंडी,जि.ठाणे , महाराष्ट्र, पिन कोड:-421302 पॅन नं:-AAMFH9068F 2): नाव:-मे.हॉलमार्क इन्फ्रा अँनेक्स एलएलपी तर्फे पार्टनर दिनेशकुमार खामनचंद्रजी कोठारी तर्फे क.ज.देणार अक्षय विमलचंद्र कोठारी वय:- पत्ता:-फ्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ओझोन गॅलेक्सी,दुर्गेश पार्कजवळ,काल्हेर पाडा,काल्हेर,ता.भिवंडी,जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAMFH9068F	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवम कमलेश विश्वकर्मा वय:-29; पत्ता:-फ्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं.बी/606,बिल्डींग नं.20,मुनी सुरत अपार्टमेंट,अंबरनाथ प.बदलापुर,जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AVAPV6091K 2): नाव:-ओमकार कमलेश विश्वकर्मा वय:-26; पत्ता:-फ्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं.बी/606,बिल्डींग नं.20,मुनी सुरत अपार्टमेंट,अंबरनाथ प.बदलापुर,जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AZSPV1118P 3): नाव:-कोशिल्या कमलेश विश्वकर्मा वय:-53; पत्ता:-फ्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं.बी/606,बिल्डींग नं.20,मुनी सुरत अपार्टमेंट,अंबरनाथ प.बदलापुर,जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AMLPV7797G	
(9) दस्तावेज करून दिल्याचा दिनांक	12/06/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	12/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5315/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	212000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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 **₹ 61,77,600.00 (Rupees Sixty One Lakhs Seventy Seven Thousands Six 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/67/ 2019-20



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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

