

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Manoj Rambhau Sumbhe & Smt. Swati Manoj Sumbhe**

Residential Flat No. 101, 1<sup>st</sup> Floor, "**Sita Chhaya Co-op. Hsg. Soc. Ltd.**", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India.

Latitude Longitude : 19°14'16.7"N 73°2'33.8"E

### Intended User:

**Cosmos Bank**  
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

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

 +91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1<sup>st</sup> Floor, "Sita Chhaya Co-op. Hsg. Soc. Ltd.", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Shri. Manoj Rambhau Sumbhe & Smt. Swati Manoj Sumbhe**.

Boundaries of the property

North : Sita Chhaya Building No. 2  
South : Open Plot  
East : Internal Road  
West : Open Plot

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 **₹ 21,75,000.00 (Rupees Twenty One Lakhs Seventy Five Thousands Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. 101, 1<sup>st</sup> Floor, "Sita Chhaya Co-op. Hsg. Soc. Ltd.", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, 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 05.09.2024 for Housing Loan Purpose.
1	Date of inspection	04.09.2024
3	Name of the owner / owners	<b>Shri. Manoj Rambhau Sumbhe &amp; Smt. Swati Manoj Sumbhe</b>
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	<b>Address:</b> Residential Flat No. 101, 1 <sup>st</sup> Floor, "Sita Chhaya Co-op. Hsg. Soc. Ltd.", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India. <b>Contact Person :</b> Mr. Vinit Sable (Contact Person) Contact No. 9029016052
6	Location, Street, ward no	Shree Sai Chowk Village - Mankoli, Bhiwandi District - Thane
7	Survey / Plot No. of land	Village - Mankoli New Survey No - 77, Hissa No. 8 Paiki
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. = 318.36 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 435.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Mankoli, Bhiwandi Taluka - Bhiwandi, District - Thane, Pin - PIN Code - 421 302



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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.
	<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?	Tenant Occupied - Mr. Chandresh Vishwakarma
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Chandresh Vishwakarma
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,000/- Present rental income per month
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<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 – 2016 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 05.09.2024 for Residential Flat No. 101, 1<sup>st</sup> Floor, "**Sita Chhaya Co-op. Hsg. Soc. Ltd.**", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Shri. Manoj Rambhau Sumbhe & Smt. Swati Manoj Sumbhe.**

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

1)	Copy of Agreement for sale Document No.1833/2017 Dated 20.04.2017 between M/s. Kishor Developers(The Developers) And Mr. Manoj Rambhau Sumbhe & Smt. Swati Manoj Sumbhe(The purchaser).
2)	Copy of Commencement Certificate Document No.SROT / BSNA / 2501 / BP / MANKOLI - 05 / 414 Dated 14.05.2024 issued by Mumbai Metropolitan Region Development Authority.
3)	Copy of Occupancy Certificate Document No.- Dated 15.12.2016 issued by Mumbai Metropolitan Region Development Authority.
4)	Copy of Society NOC Letter Document No.2 Dated 03.09.2024.

### Location

The said building is located at Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302. The property falls in Residential Zone. It is at a traveling distance 7.1 Km. from Dombivli Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 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. 1st Floor is having 9 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

### Valuation as on 5th September 2024

The Built Up Area of the Residential Flat	:	435.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	:	2016 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	435.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,87,500.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$	:	12.00%
Amount of depreciation	:	₹ 1,30,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 26,125/- per Sq. M. i.e. ₹ 2,427/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 24,207/- per Sq. M. i.e. ₹ 2,249/- per Sq. Ft.
Value of property as on 5th September 2024	:	435.00 Sq. Ft. X ₹ 5,300 = ₹23,05,500.00

(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 5th September 2024</b>	:	<b>₹ 23,05,500.00 - ₹ 1,30,500.00 = ₹ 21,75,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 21,75,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹19,57,500.00</b>
<b>Distress value of the property</b>	:	<b>₹17,40,000.00</b>
<b>Insurable value of the property (435.00 X 2,500.00)</b>	:	<b>₹10,87,500.00</b>
<b>Guideline value of the property (435.00 X 2249.00)</b>	:	<b>₹9,78,315.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1<sup>st</sup> Floor, "Sita Chhaya Co-op. Hsg. Soc. Ltd.", Shree Sai Chowk, Village - Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India for this particular purpose at **₹ 21,75,000.00 (Rupees Twenty One Lakhs Seventy Five Thousands Only)** as on 5th 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 **5th September 2024** is **₹ 21,75,000.00 (Rupees Twenty One Lakhs Seventy Five Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
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:

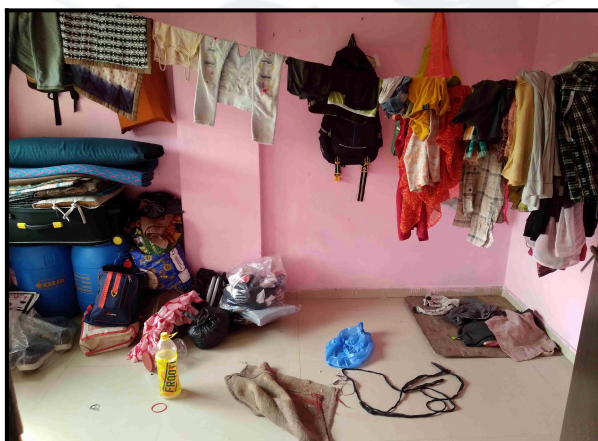
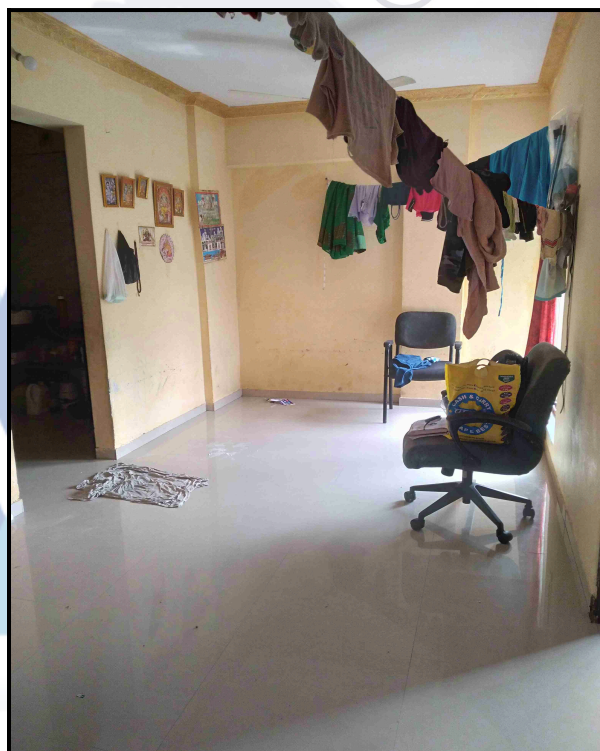
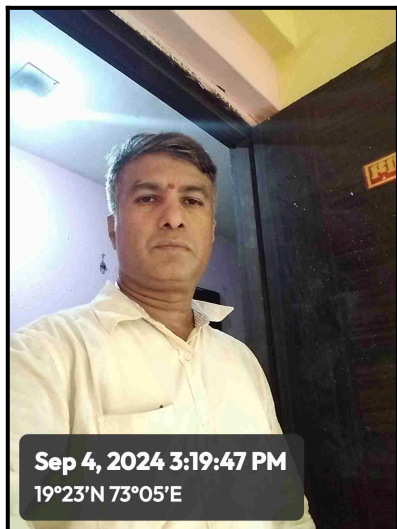
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 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 1 <sup>st</sup> Floor				
3	Year of construction	: 2016 (As per occupancy certificate)				
4	Estimated future life	: 52 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 Window , .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <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. Concealed 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	: 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

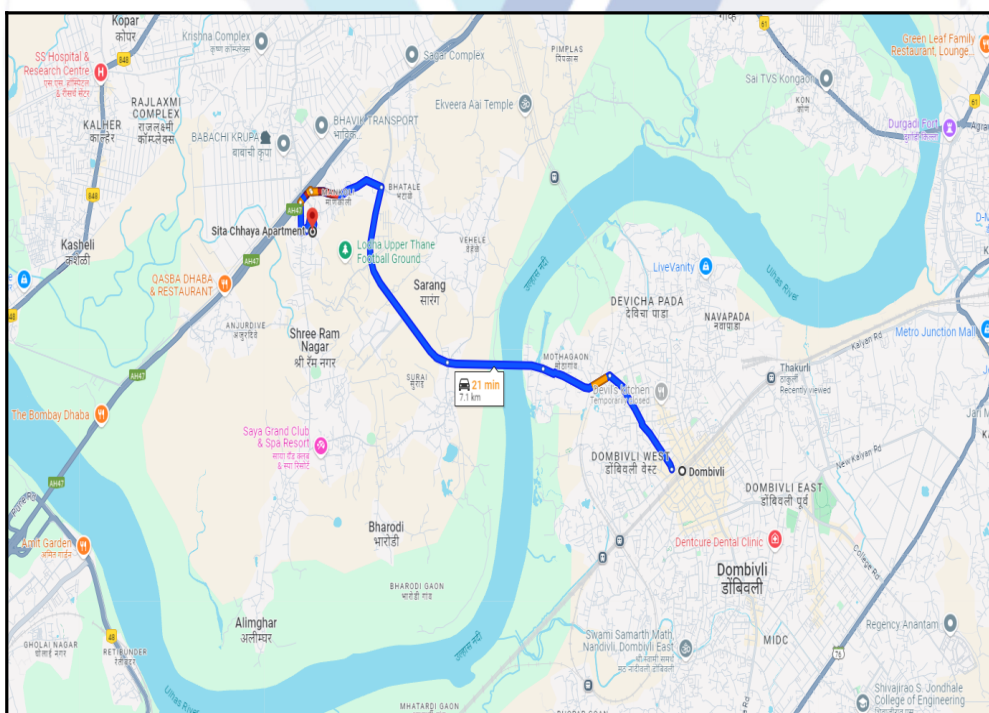
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°14'16.7"N 73°2'33.8"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 7.1 Km.).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	4-हरीत/ना विकास विभागातील जमिनी	2111000	0	0	0	0	हेक्टर
<a href="#">SurveyNo</a>	1/2-रहीवास वापरा खालील विकसित जमिनी	2150	27500	31600	34400	31600	चौ. मीटर
<a href="#">SurveyNo</a>	1/2/A-रहवास विभागातील विकास क्षमतेच्या जमिनी	1450	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	2/1-औद्योगिक वापराखालील विकसित जमिनी	2050	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	3/1/A-वाणिज्य विभागातील विकास क्षमतेच्या जमिनी	1700	0	0	0	0	चौ. मीटर
		1 2					

Stamp Duty Ready Reckoner Market Value Rate for Flat	27500			
Decrease by 5% on Flat Located on 1 <sup>st</sup> Floor	1375			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>26,125.00</b>	<b>Sq. Mtr.</b>	<b>2,427.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2150			
The difference between land rate and building rate(A-B=C)	23,975.00			
Percentage after Depreciation as per table(D)	8%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>24,207.00</b>	<b>Sq. Mtr.</b>	<b>2,249.00</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	Near Mankoli Bridge, Bhiwandi		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	340.00	408.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹6,176.00	₹5,147.00	-

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**1 RK Flat In Topline For Sale In Mankoli Bridge**  
NEAR VOLVO GODOWN

**₹ 21 Lacs**  
Negotiable

**₹ 12,036/Month**  
Estimated EMI

**432**  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mankoli / 1rk Flat for Sale in Mankoli / Property Details

Photos
Location

+23

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike**  
Parking

**Apr 10, 2024**  
Posted On

**Immediately**  
Possession

**Topline**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Gopi Cine Mall Vighnaharta Park Surya Complex Reliance Market

### Overview

Age of Building 1-3 Years

---

Maintenance Charges ₹2.3 Per Sq.Ft/M

---

Builtup Area 432 Sq.Ft

Ownership Type Self Owned

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Flooring Vitrified Tiles

---

Carpet Area 340 Sq.Ft

### Activity On This Property

**0**

Unique Views

**0**

Shortlists


**0**

Contacted


Powered By: NBEstimate

### Similar Properties

Property	Mankoli, Nr. Jillha Parishad		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,000.00	₹5,000.00	-



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Sign up
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**1 BHK Flat In Shreyan Hisght For Sale In Bhi...**  
Mankoli, Bhiwandi, Maharashtra 421302

₹ 27 Lacs  
Non-negotiable

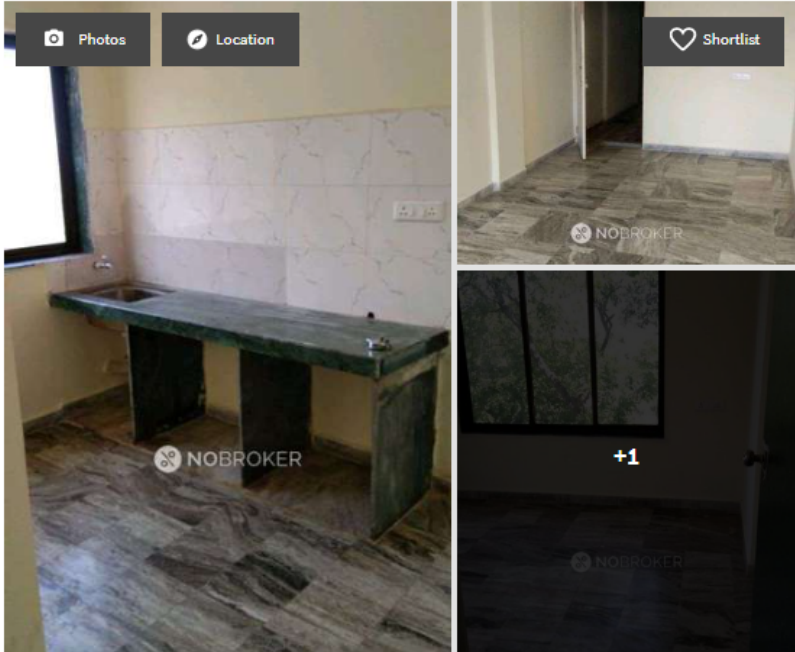
₹ 15,474/Month  
Estimated EMI

540  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mankoli / 1bhk Flat for Sale in Mankoli / Property Details

Photos
Location



**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Car**  
Parking

**Jun 22, 2024**  
Posted On

**Immediately**  
Possession

**Shreyan Hisght**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Gopi Cine Mall NEW ROYAL CHEMIST Shankeshwar Palms Kitchen Spice Surya Complex

### Overview

**Age of Building** Newly Constructed

**Ownership Type** Self Owned

**Maintenance Charges** NA

**Flooring** NA

**Builtup Area** 540 Sq.Ft

**Furnishing Status** Unfurnished Furnish Now

### Activity On This Property

0  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate

### Similar Properties

## Sale Instances

Property	Balaji Residency, Mankoli		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	365.00	438.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,800.00	₹4,833.00	-

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16-03-2024

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### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3

दस्त क्रमांक : 1690/2024

नोंदणी :

Regn:63m

### गावाचे नाव : मानकोळी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2117000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	932505.75
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे माणकोली,ता.भिवंडी जि.ठाणे येथील सर्व्हे नं. 16/6,8/6,16/10,8/5 पैकी या जागेवर बांधण्यात आलेल्या बालाजी रेसिडेन्सी मधील गजानन बिल्डिंग सी विंग पहिल्या मजल्यावरील सदनिका नं. 103 क्षेत्र 365 चौ.फूट(रेरा पूर्वीचे)( ( Survey Number : 16/6,8/6,16/10,8/5 पैकी ; ) )
(5) क्षेत्रफळ	365 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:-समर्थ इंटरप्रायझेस तर्फे भागीदार भावेश मंडलिक वय:-50 पत्ता:-प्लॉट नं: 103/104, माळा नं: -, इमारतीचे नाव: हरिकुन्ज सोसायटी , ब्लॉक नं: ज्युपिटर स्कॅन सेंटर एम .जी रोड नौपाडा ठाणे वेस्ट , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ACOF54354D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित भाटिया वय:-48; पत्ता:-प्लॉट नं: 1158, माळा नं: -, इमारतीचे नाव: सिल्हर सिटी हाइट्स, ब्लॉक नं: सिल्हर सिटी मियां जिरकपूर एसएस नगर (मोहाली) पंजाब. , रोड नं: -, पूण्जाब, ंऑ:आळी. पिन कोड:-140603 पॅन नं:-AGFPB5317G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1690/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	127050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21170



Property	Balaji Residency, Mankoli		
Source	Index no.2		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	635.00	698.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,800.00	₹5,273.00	-

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07-06-2024

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**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.भिवंडी 3

दस्त क्रमांक : 4390/2024

नोंदणी :

Regn:63m

**गावाचे नाव : मानकोळी**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3683000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1622775
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे माणकोली,ता.भिवंडी जि.ठाणे येथील सर्व्हे नं. 16/6,8/6,16/10,8/5 पैकी या जागेवर बांधण्यात आलेल्या बालाजी रेसिडेन्सी मधील गिरिराज बिल्डिंग बी विंग पहिल्या मजल्यावरील सदनिका नं. 105 क्षेत्र 635 चौ.फूट.(रेरा पूर्वीचे बांधकाम) ( ( Survey Number : 16/6,8/6,16/10,8/5 पैकी ; ) )
(5) क्षेत्रफळ	635 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-समर्थ इंटरप्रायझेस तर्फे भागीदार भावेश मंडलिक वय:-50 पत्ता:-प्लॉट नं: 103/104, माळा नं: -, इमारतीचे नाव: हरिकुन्ज सोसायटी , ब्लॉक नं: ज्युपिटर स्कॅन सेंटर एम .जी रोड नौपाडा ठाणे वेस्ट , रोड नं: PAN NO- ACOFS4354D, महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राधेश्याम एच राठी वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधेश्याम एच राठी वेड नं 10 बस स्टॅंड रोड आयसीआयसीआय बँक मागे बागलकोट कर्नाटक. , रोड नं: PAN NO-ANMPRI497D, कर्नाटक, बागलकोट. पिन कोड:-587101 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4390/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	221000
(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 **5th 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.

## 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 **₹ 21,75,000.00 (Rupees Twenty One Lakhs Seventy Five Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

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

An ISO 9001 : 2015 Certified Company

