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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Akshay Goraksha Randhe & Mr. Vinay Goraksha Randhe**

Commercial Shop No. 8, Ground Floor, Wing - B, "**Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.**",
Opp. Chetana High School , New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road,
Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code –
421 306, State - Maharashtra, India.

Latitude Longitude : 19°13'14.3"N 73°7'43.1"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Ground Floor, Wing - B, "**Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.**", Opp. Chetana High School , New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road, Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code – 421 306, State - Maharashtra, India belongs to **Mr. Akshay Goraksha Randhe & Mr. Vinay Goraksha Randhe** .

Boundaries of the property

North	: Gav Devi Mandir Road
South	: Internal Road
East	: Shanti Kunj Apartment
West	: Sai Vinayak Darshan

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 **₹ 55,46,875.00 (Rupees Fifty Five Lakhs Forty Six Thousands Eight Hundred And Seventy Five Only)**.

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Commercial Shop No. 8, Ground Floor, Wing - B, "Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.", Opp. Chetana High School, New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road, Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code – 421 306, 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 19.09.2024 for Housing Loan Purpose.
1	Date of inspection	17.09.2024
3	Name of the owner / owners	Mr. Akshay Goraksha Randhe & Mr. Vinay Goraksha Randhe
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 8, Ground Floor, Wing - B, "Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.", Opp. Chetana High School, New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road, Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code – 421 306, State - Maharashtra, India. Contact Person : Mr. Akshay Goraksha Randhe (Owner) Contact No. 8108150523
6	Location, Street, ward no	Shree Malang Road Village - Tisgaon, District - Thane
7	Survey / Plot No. of land	Village - Tisgaon New Survey No - 61/2, 61/3 & 61/11
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 287.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 355.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Tisgaon, Taluka - Kalyan, District - Thane, Pin - PIN Code – 421 306
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,900.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2014 (As per occupancy certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

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

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 19.09.2024 for Commercial Shop No. 8, Ground Floor, Wing - B, "**Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.**", Opp. Chetana High School , New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road, Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code – 421 306, State - Maharashtra, India belongs to **Mr. Akshay Goraksha Randhe & Mr. Vinay Goraksha Randhe.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.17993/2024 Dated 10.09.2024 between M/s. Shree Sai Construction & Developers(The Promoter) And Mr. Akshay Goraksha Randhe & Mr. Vinay Goraksha Randhe(The purchaser).
2)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 2012 – 2013 / 25 / 206 Dated 16.10.2014 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Part Occupancy Certificate No.KDMC / NRV / CC / KV / 241 Dated 20.11.2014 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Tisgaon, Taluka - Kalyan, District - Thane, PIN Code – 421 306. The property falls in Commercial Zone. It is at a traveling distance 4.7 Km from Kalyan Railway Station.

Building

The building under reference is having Ground + 6 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 Commercial purpose. Ground Floor is having 8 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor . The composition of shop is Single unit + Toilet + Otl. This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Open Electrical Wiringetc.

Valuation as on 19th September 2024

The Built Up Area of the Commercial Shop	:	355.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	355.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,87,500.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 1,33,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 74,600/- per Sq. M. i.e. ₹ 6,931/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 68,610/- per Sq. M. i.e. ₹ 6,374/- per Sq. Ft.
Value of property as on 19th September 2024	:	355.00 Sq. Ft. X ₹ 16,000 = ₹56,80,000.00

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

Fair value of the property as on 19th September 2024	:	₹ 56,80,000.00 - ₹ 1,33,125.00 = ₹ 55,46,875.00
Total Value of the property	:	₹ ₹ 55,46,875.00
The realizable value of the property	:	₹49,92,188.00
Distress value of the property	:	₹44,37,500.00
Insurable value of the property (355.00 X 2,500.00)	:	₹8,87,500.00
Guideline value of the property (355.00 X 6374.00)	:	₹22,62,770.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 8, Ground Floor, Wing - B, "Sai Prasad Bhavan Co-op. Hsg. Soc. Ltd.", Opp. Chetana High School, New/Current Survey No. 61/2, 61/3 & 61/11, Shree Malang Road, Gaodevi Cross Road, Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code – 421 306, State - Maharashtra, India for this particular purpose at **₹ 55,46,875.00 (Rupees Fifty Five Lakhs Forty Six Thousands Eight Hundred And Seventy Five Only)** as on 19th 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 **19th September 2024** is **₹ 55,46,875.00 (Rupees Fifty Five Lakhs Forty Six Thousands Eight Hundred And Seventy Five Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2014 (As per occupancy certificate)				
4	Estimated future life	: 50 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	: MS Rolling Shutter, N.A., .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open 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	:
18	No. of lifts and capacity	: 1Lift
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

Actual Site Photographs



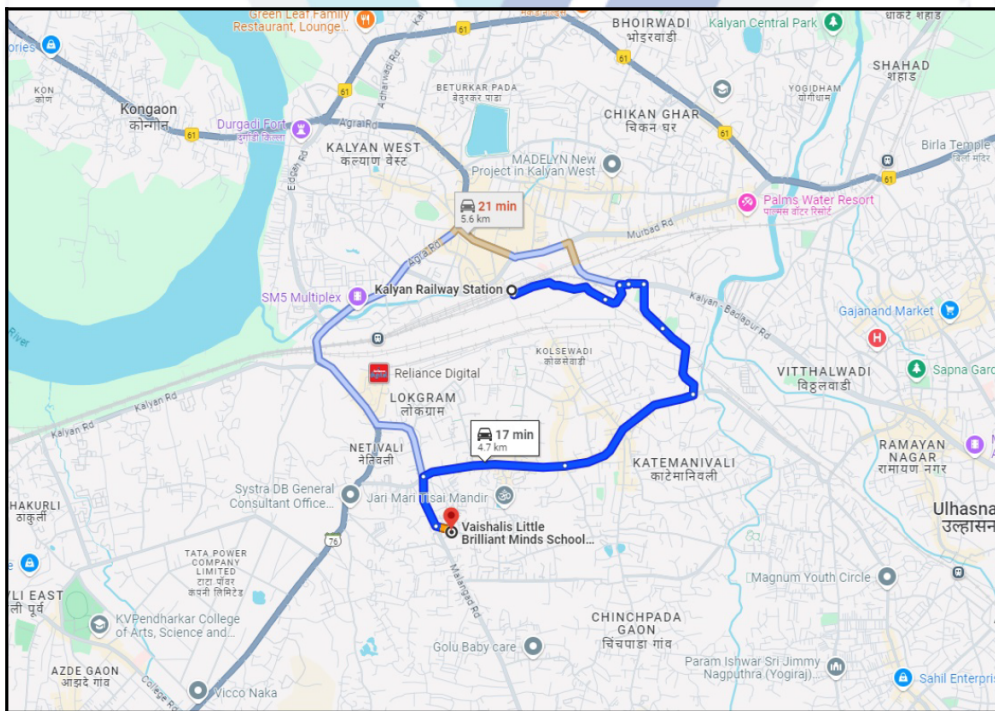
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°13'14.3"N 73°7'43.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 4.7 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : TISGAON 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: (12-A. 2) Village Tisgaon, On South of the Road going towards Ullhas Nagar in Tisgaon Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
22	22/72	14700	56400	65100	74600	65100
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 70, 71, 72, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94						
⇐ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Shop	74600			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	74,600.00	Sq. Mtr.	6,931.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	14700			
The difference between land rate and building rate(A-B=C)	59,900.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	68,610.00	Sq. Mtr.	6,374.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	375.00	450.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-

Pay Rent
Post Your Property
New N
Trupti Parmani
Menu

Commercial Buy

Shop In Kalyan East, Mumb...

Malang Road , Hotel Kashish Internat...

₹ 90 Lacs

20,000 / Sq.Ft

₹

67,584/Month

Estimated EMI

450 Sq.Ft

Built Up Area

Apply Loan

Photos
Location
Shortlist

Shop

Property Type

Freehold

Ownership Type

Unfurnished

Furnishing

Aug 12, 2024

Posted On

Public

Parking

Ground Floor

Of Total 5 Floors

More Than 10 Year

Age of Property

Immediately

Available From

Get Owner Details
Chat

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

6

Unique Views

0

Shortlists

0

Contacted

Powered By : NBEstimate

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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC23789

Price Indicators


Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.17	275.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,691.00	₹18,909.00	-



Pay Rent
Post Your Property
New


Trupti Parmani

Heart
Bell
Menu



Shop In Krishna Nisarg Buil...
Commercial Buy

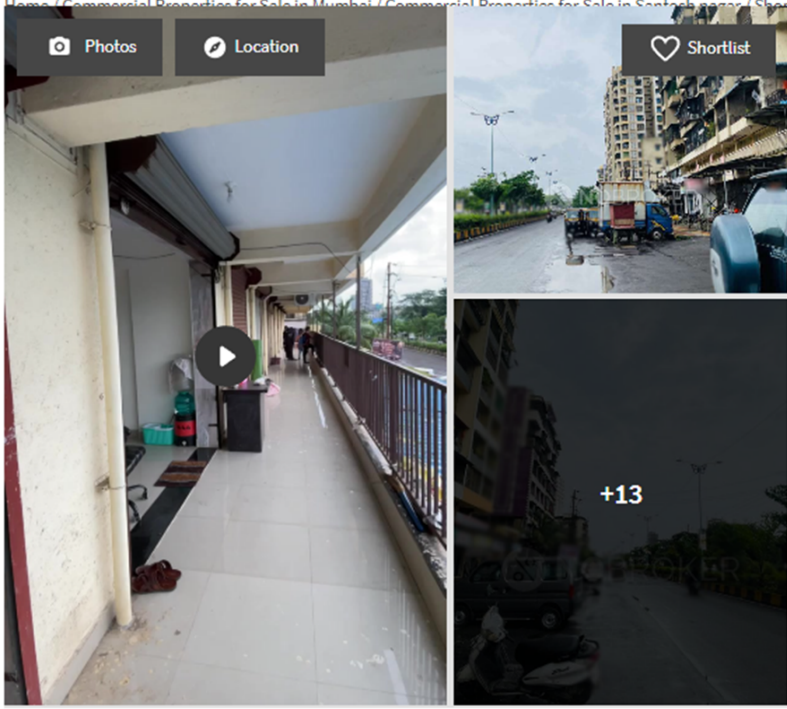
₹ 52 Lacs
18,909 / Sq.Ft

₹ 39,048/Month
Estimated EMI

275 Sq.Ft
Built Up Area

Apply Loan

Photos
Location



Shortlist

Shop <small>Property Type</small>	Public <small>Parking</small>
Freehold <small>Ownership Type</small>	1 <small>Of Total 22 Floors</small>
Unfurnished <small>Furnishing</small>	1 To 5 Year <small>Age of Property</small>
Jul 2, 2024 <small>Posted On</small>	Immediately <small>Available From</small>

Get Owner Details

Report what was not correct in this property


Listed by Broker
Sold Out


Wrong Info


Nearby: HDFC Bank Madhav Shristi AIMS Hospital Tilak Cinema


Lok Dhara Phase 2 Garden


NoBroker Services

NEW

Create Agreement


Check Loan Eligibility

NEW

Estimate Interiors Cost


Book Legal Services


Book Renovations

Activity On This Property

8
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	154.17	185.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,459.00	₹16,216.00	-

9/19/24, 10:11 AM
igr_1459

145971 17-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्ता क्रमांक : 1459/2024 नोंदणी : Regn:63m
गावाचे नाव : तिसगाव		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1282145	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ., इतर माहिती: , इतर माहिती: मौजे-तिसगाव,तालुका कल्याण,जिल्हा ठाणे येथील सर्व्हे नं. 61/2,3,11 यावरील साई प्रसाद भवन,आत्ताची साई प्रसाद भवन को.ऑप.हौसिंग सोसा.लि.,बी विंग मधील शॉप नं.बी/11 तळ मजला दुकानाचे क्षेत्र 185 चौरस फुट बांधीव.मालमत्ता नं.डी04015763300.((Survey Number : 61/2,3,11 ;))	
(5) क्षेत्रफळ	185 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:-उषा ज्ञानेश्वर पाटील -- वय:-54 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: ४सी-४०४ श्री निवास रेसिडेन्सी कात्रप रोड, बदलापूर पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-BCZPP5167M 2): नाव:-ज्ञानेश्वर भरमू पाटील -- वय:-64 पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: ४सी-४०४ श्री निवास रेसिडेन्सी कात्रप रोड, बदलापूर पूर्व, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AARPP0310K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिता मृतुंजय पाठक -- वय:-47; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: सदनिका नं. ५०३, ए विंग, साई प्रसाद भवन गावदेवी रोड, तिसगाव, कल्याण पूर्व, तालुका कल्याण, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.- 2): नाव:-मृतुंजय रामधनी पाठक -- वय:-55; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: सदनिका नं. ५०३, ए विंग, साई प्रसाद भवन गावदेवी रोड, तिसगाव, कल्याण पूर्व, तालुका कल्याण, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-AGQPP5082M	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1459/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
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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Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	136.67	164.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,292.00	₹15,244.00	-

9/19/24, 10:13 AM igr_12724

12724507 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्ता क्रमांक : 12724/2024 नोंदणी : Regn:83m
गावाचे नाव : तिसगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1137000	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे तिसगाव,येथील सर्वे नं .60,हिस्सा नं . 3,4,सर्वे नं.61,हिस्सा नं. 1,यावरील साई विनायक दर्शन को-ऑपरेटिव्ह हौसिंग सोसायटी लि.(खुने नाव साई विनायक दर्शन)यामधील शॉप नं .008,तळ मजला,ए विंग,क्षेत्र 164 चौ. फूट बांधीव,मिलकत नं . डी04012511100((Survey Number : 60 ;))	
(5) क्षेत्रफळ	164 चौ.फूट	
(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:- रेखा संधाजीत यादव वय:-62 पत्ता:-प्लॉट नं:-, माळी नं:-, इमारतीचे नाव: वी/2, रूम नं.203, विप्रहर्ता पार्क , मलंगरोड रोड , आदर्श नगर , चक्रीनाका , कल्याण (ईस्ट) , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AATPY1319D	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- नीलम जितेंद्रनाथ पाठक वय:-53; पत्ता:-प्लॉट नं:-, माळी नं:-, इमारतीचे नाव: ए-703, शंकर हाईट्स, चेतना स्कूल जवळ, मलंग रोड , कल्याण (ईस्ट) , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BUZPP9579B 2): नाव:- प्रिन्स जितेंद्रनाथ पाठक वय:-32; पत्ता:-प्लॉट नं:-, माळी नं:-, इमारतीचे नाव: ए-703, शंकर हाईट्स, चेतना स्कूल जवळ, मलंग रोड , कल्याण (ईस्ट) , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-CBRPP2764C 3): नाव:- विवेक जितेंद्रनाथ पाठक वय:-29; पत्ता:-प्लॉट नं:-, माळी नं:-, इमारतीचे नाव: ए-703, शंकर हाईट्स, चेतना स्कूल जवळ, मलंग रोड , कल्याण (ईस्ट) , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-	
(9) दस्तावेज करून दिल्याचा दिनांक	30/08/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	30/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12724/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000	
(14)सोरा		
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 **19th 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 **₹ 55,46,875.00 (Rupees Fifty Five Lakhs Forty Six Thousands Eight Hundred And Seventy Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

