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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Poonam Raut & Mr. Viraj Vijay Ajgaonkar**

Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "**Regency Sarvam**", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India.

Latitude Longitude : 19°17'53.4"N 73°12'33.0"E

### Intended User:

**Cosmos Bank**

**Naupada**

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

**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

#### 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**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "**Regency Sarvam**", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India belongs to **Mrs. Poonam Raut & Mr. Viraj Vijay Ajgaonkar**.

Boundaries	:	Building	Flat
North	:	Regency Sarvam Road	Details not available
South	:	Internal Road	Details not available
East	:	Building No. 27	Details not available
West	:	Building No. 25	Details not available

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 **₹ 40,16,125.00 (Rupees Forty Lakhs Sixteen Thousands One Hundred And Twenty Five Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, 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 26.09.2024 for Housing Loan Purpose.
1	Date of inspection	24.09.2024
3	Name of the owner / owners	<b>Mrs. Poonam Raut &amp; Mr. Viraj Vijay Ajgaonkar</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. 1404, 14 <sup>th</sup> Floor, Building No 26, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Ashwini Adhav (Tenant) Contact No. 9324049722
6	Location, Street, ward no	Ganpati Mandir Road Village - Manda & Titwala, District - Thane
7	Survey / Plot No. of land	Village - Manda & Titwala New Survey No - 42/1, 42/2, 42/3, 42/4/1, 42/4/2, 42/5, 42/6, 47/1, 50 /1/B, 50/2, 220/1, 251(Pt.) and 201/1, 223/1, 224/1A, 225/1, 246/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 464.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 452.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 542.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 605
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 - Mrs. Ashwini Adhav
	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 KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Ashwini Adhav
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 7500.00 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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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 26.09.2024 for Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "**Regency Sarvam**", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India belongs to **Mrs. Poonam Raut & Mr. Viraj Vijay Ajgaonkar.**

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

1)	Copy of Agreement for sale No.927/2017 Dated 04.02.2017 between M/s. Regency Nirman Limited(The Promoter) And Mrs. Poonam Raut & Mr. Viraj Vijay Ajgaonkar(The purchaser).
2)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP/ KV / 2012-2013 / 121 / 290 Dated 25.02.2016 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Part Occupancy Certificate No.KDMC / NRV / CC / KV / OCC / 28 / 17 Dated 03.05.2017 issued by Kalyan Dombivli Municipal Corporation.

### Location

The said building is located at Village - Manda & Titwala, Taluka - Kalyan, District - Thane, PIN Code - 421 605. The property falls in Residential Zone. It is at a traveling distance 950M from Titwala Railway Station.

### Building

The building under reference is having Stilt + 14 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 14th Floor is having 6 Residential Flat. The building is having 2 lifts.

### Residential Flat:



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The Residential Flat under reference is situated on the 14<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 26th September 2024**

The Carpet Area of the Residential Flat	:	452.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	542.40 Sq. Ft. X ₹ 2,500.00 = ₹ 13,56,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$	:	10.50%
Amount of depreciation	:	₹ 1,42,275.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 59,620/- per Sq. M. i.e. ₹ 5,539/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 56,049/- per Sq. M. i.e. ₹ 5,207/- per Sq. Ft.
Value of property as on 26th September 2024	:	452.00 Sq. Ft. X ₹ 9,200 = ₹41,58,400.00

(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 26th September 2024</b>	:	<b>₹ 41,58,400.00 - ₹ 1,42,275.00 = ₹ 40,16,125.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 40,16,125.00</b>
<b>The realizable value of the property</b>	:	<b>₹36,14,513.00</b>
<b>Distress value of the property</b>	:	<b>₹32,12,900.00</b>
<b>Insurable value of the property (542.40 X 2,500.00)</b>	:	<b>₹13,56,000.00</b>
<b>Guideline value of the property (542.40 X 5207.00)</b>	:	<b>₹28,24,277.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1404, 14<sup>th</sup> Floor, Building No 26, "Regency Sarvam", Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Village - Manda & Titwala, Taluka - Kalyan, District - Thane, Titwala (East), PIN Code - 421 605, State - Maharashtra, India for this particular purpose at **₹ 40,16,125.00 (Rupees Forty Lakhs Sixteen Thousands One Hundred And Twenty Five Only)** as on 26th 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



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of the property as on **26th September 2024** is **₹ 40,16,125.00 (Rupees Forty Lakhs Sixteen Thousands One Hundred And Twenty 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.

### 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:

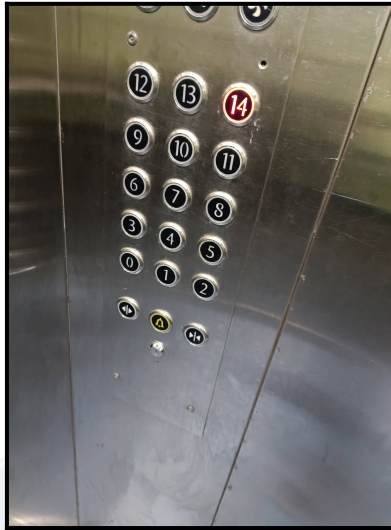
#### ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Stilt + 14 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 14 <sup>th</sup> Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering with POP false Ceiling.
12	Roofing and terracing	:	R. C. C. Slab.



Technical details		Main Building
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: 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.	: 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	: 2 Lifts
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






## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Guideline
LOGOUT

### Valuation For Rural Area

\*\*\* welcome to valuati

**Location Details**  
 Select Type  Development Agreement  Tenant Occupied  Other
 Division Name Kokan [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">कल्याण</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">गावाचे नाव : माडा</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">सह नंबर</span>	<span style="border: 1px solid black; padding: 2px;">201</span>	SubZone Name	<span style="border: 1px solid black; padding: 2px;">26/81-विभाग.2अ प्रभाग म</span>	
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Kalyan/Dombival Munc</span>				

Open Land	Residence	Office	Shop	Industry	Unit
8600	54200	62400	67900	62400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	54200			
Increase by 10% on Flat Located on 14 <sup>th</sup> Floor	5420			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>59,620.00</b>	<b>Sq. Mtr.</b>	<b>5,539.00</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)	51,020.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>56,049.00</b>	<b>Sq. Mtr.</b>	<b>5,207.00</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
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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	376.00	451.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,574.00	₹7,979.00	-



99acres
Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > 1 BHK Flats in Titwala > 15 to 20 Lakh

Posted on Aug 04, 2024 | Ready to move

₹36 Lac

@ 1,02,974 per sq.m.

Estimated EMI ₹ 28,753

1BHK 1Bath

Flat/Apartment for Sale

in Regency Sarvam, Titwala, Thane

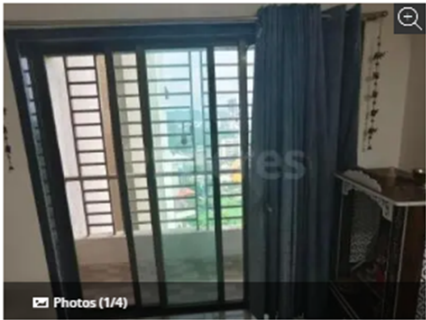
Contact Owner FREE

Shortlist

RERA STATUS REGISTERED | Registration No: P51700007066 | Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

**Property (4)** | Society (38)



Photos (1/4)

**Area**

Carpet area: 34.96 sq.m.

**Configuration**

1 Bedroom , 1 Bathroom, 2 Balconies

**Price**

₹ 36 Lac

@ 1,02,974 per sq.m. (Negotiable)

**Address**

Regency Sarvam  
Titwala, Thane

**Floor Number**

20<sup>th</sup> of 20 Floors

**Overlooking**

Pool, Park/Garden, Main Road, Club


**Property Age**

1 to 5 Year Old

**Places nearby** View All (15)

Titwala, Thane


Kalyan Junction
Shree Samarth Supermarket
Meridian School
Happy Kids Care Kalyan
Shiv Mandir
Axis



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## Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	628.00	753.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,873.00	₹8,227.00	-

99acres

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Titwala > 2 BHK Flats in Titwala > 25 to 30 Lakh Posted on Aug 11, 2024 | Ready to move

₹62 Lac

@ 9,872 per sq.ft.

Estimated EMI ₹ 49,520

2BHK 2Baths

Flat/Apartment for Sale

in Regency Sarvam, Titwala, Thane

RERA STATUS
REGISTERED
Registration No: PS1700007066
Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (19)
Society (38)

Photos (1/19)

Area

Super Built up area 1100 sq.ft. (102.19 sq.m.)

Carpet area: 628 sq.ft. (58.34 sq.m.)

Price

₹ 62 Lac+ Govt Charges & Tax

@ 9,872 per sq.ft. (All inclusive, Negotiable)

Floor Number

12<sup>nd</sup> of 14 Floors

Overlooking

Park/Garden

Configuration

2 Bedrooms, 2 Bathrooms, 3+ Balconies

Address

Regency Sarvam  
Titwala, Thane

Facing

South-East

Property Age

5 to 10 Year Old

Places nearby

Building No. 26 Flat No. 1203, Titwala, Thane View All (15)

Why should you consider this property?

Private Garden
24\*7 Water
Gated Society
Close to Railway Station
Overlooking Park/Garden
Feng Shui/ Vaastu Compliant
Parking Available

Modular Kitchen
Fitness Center/ Gym
Club/ Community Center

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	685.00	822.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,698.00	₹6,415.00	-



1008470 18-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 10084/2024 नोदंणी : Regn:63m
<b>गावाचे नाव : मांडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4762000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: मौजे मांडा,ता . कल्याण,जि . ठाणे येथील सर्व्हे नं. 42/1,42/2,42/3,42/4ए/1,42/4ए/2,42/5,42/6,47/1,50/1/बी,50/2,220/1,251/1,251/2 तसेच मौजे टिटवाळा येथील सर्व्हे नं. 201/1,223/1,224/1ए,225/1,246/1 येथील रिजेन्सी सरवम बिल्डींग नं. 17 को.ऑप.हौ.सो.लि. बिल्डिंग नं. 17 मधील सदनिका क्र. 603,सहावा मजला,क्षेत्रफळ 63.64 चौ. मी. कारपेट व एक स्टील्ट पार्किंग नं. एसटि - 16( ( Survey Number : 42/1, 42/2 ; ) )	
(5) क्षेत्रफळ	63.64 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:-मानसी विक्रांत जोशी वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 601, व्ही.इ.एस स्टाफ कॉर्टर्स, कॉलेक्टर कॉलनी, एच.ए.ए.सी. चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-AGMPJ7376G 2): नाव:-विक्रांत भास्करराव जोशी वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 601, व्ही.इ.एस स्टाफ कॉर्टर्स, कॉलेक्टर कॉलनी, एच.ए.ए.सी. चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-ACVPJ6931G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश रमाकांत चौधरी वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 535, बिल्डिंग नं. बी-3, उमिया कॉम्प्लेक्स फेज 2, गणेश मंदिर टिटवाळा, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AQWPC9467H	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	02/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10084/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	343000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	375.00	450.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,533.00	₹7,111.00	-



314671

18-03-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 3146/2024

नोंदणी :

Regn:63m

#### गावाचे नाव : मांडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2075380
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे मांडा,ता . कल्याण,जि . ठाणे येथील सर्व्हे नं. 42/1,42/2,42/3,42/4ए/1,42/4ए/2,42/5,42/6,47/1,50/1/बी,50/2,220/1,251/पैकी,251/पैकी तसेच मौजे टिटवाळा येथील सर्व्हे नं. 201/1,223/1,224/1ए,225/1,246/1 येथील रिजेन्सी सरवम बिल्डींग नं. 29 को.ऑप.हो.सो.लि. बिल्डिंग नं. 29 मधील सदनिका क्र. 205,दुसरा मजला,क्षेत्रफळ 34.81 चौ. मी. कारपेट( ( Survey Number : 42/1, 42/2 ; ) )
(5) क्षेत्रफळ	34.96 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:-अमृता विजय ढगे - - वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: राजमाता सोसायटी, सदनिका क्र. 401, कन्नमवार नगर -2, जनता मार्केट जवळ विक्रोळी , महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AHNPC5297P 2): नाव:-विजय पंढरीनाथ ढगे - - वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: राजमाता सोसायटी, सदनिका क्र. 401, कन्नमवार नगर -2, जनता मार्केट जवळ विक्रोळी, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AKIPD3581B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कृत्युन्जय सिंह - - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: घर क्र. 56, ता. सदर, गराईला, जौनपूर , उत्तर प्रदेश, जौनपूर. पिन कोड:-222001 पॅन नं:-ILQPS4116G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3146/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घेरा	
मुत्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 **₹ 40,16,125.00 (Rupees Forty Lakhs Sixteen Thousands One Hundred And Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company

