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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure**

Residential Flat No. 302, 3rd Floor, "**Kashinath Park**", Kharegaon, Village - Kalwa, Kalwa (West),
Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'7.7"N 73°0'2.9"E

Intended User:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar
(West), Mumbai - 400 086, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, "**Kashinath Park**", Kharegaon, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure.**

Boundaries of the property

North	: Internal Road
South	: Vighnesh tower
East	: Shree Chaitanya CHSL
West	: Om Shiv Vastu Bunglow

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 **₹ 50,10,575.00 (Rupees Fifty Lakhs Ten Thousands Five 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/87/2022-23

Encl.: Valuation report

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Residential Flat No. 302, 3rd Floor, "**Kashinath Park**", Kharegaon, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 12.11.2024 for Housing Loan Purpose.
1	Date of inspection	09.11.2024
3	Name of the owner / owners	Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure
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: Residential Flat No. 302, 3 rd Floor, " Kashinath Park ", Kharegaon, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India. Contact Person : Mr. Siddhesh Shashikant Ambure (Owner) Contact No. 8898890703
6	Location, Street, ward no	Kharegaon Village - Kalwa, Kalwa (West) District - Thane
7	Survey / Plot No. of land	CTS No - 52, Hissa No. 5 of Village - Kalwa
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 394.78 (Area as per Site measurement) Built Up Area in Sq. Ft. = 580.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Kalwa (West) Taluka - Thane, District - Thane, Pin - PIN - 400 605
14	If freehold or leasehold land	Free Hold.



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15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	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?	Owner Occupied - Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,000.00 (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 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		COST OF CONSTRUCTION	
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.
<p>Remark: As per Agreement, the Built up Area of flat 580.00 Sq. Ft. but as per actual Site measurement, Carpet Area is 395.00 Sq. Ft. The loading factor of Carpet to Built up Area is 47%. Hence, for the purpose of valuation, we have considered area as per Actual Site Measurement.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 12.11.2024 for Residential Flat No. 302, 3rd Floor, "**Kashinath Park**", Kharegaon, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.12874 / 2020 Dated 16.12.2020 between M/s. Shree Ganesh Developers (The Developers) And Mr. Siddhesh Shashikant Ambure, Mr. Shashikant Ganpat Ambure & Mrs. Shubhada Shashikant Ambure(The Purchasers).
2)	Copy of Occupancy Certificate No.S01 / 568 / 2015 / TMC / TDD / 709 Dated 06.03.2017 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.S01 / 568 / 2015 / TMC / TDD / 183 / Dated 08.05.2015 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 5.9 Km. from Thane Railway Station.

Building

The building under reference is having Ground + 8 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. 3rd Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 12th November 2024

The Carpet Area of the Residential Flat	:	395.00 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	:	473.74 Sq. Ft. X ₹ 2,500.00 = ₹ 11,84,350.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,24,425.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,700/- per Sq. M. i.e. ₹ 6,568/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 67,270/- per Sq. M. i.e. ₹ 6,250/- per Sq. Ft.
Value of property	:	395.00 Sq. Ft. X ₹ 13,000 = ₹51,35,000
Total Value of property as on 12th November 2024	:	₹51,35,000.00

(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 12th November 2024	:	₹ 51,35,000.00 - ₹ 1,24,425.00 = ₹ 50,10,575.00
Total Value of the property	:	₹ 50,10,575.00
The realizable value of the property	:	₹45,09,518.00
Distress value of the property	:	₹40,08,460.00
Insurable value of the property (580.00 X 2,500.00)	:	₹14,50,000.00
Guideline value of the property (473.74 X 6250.00)	:	₹29,60,875.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, "Kashinath Park", Kharegaon, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 50,10,575.00 (Rupees Fifty Lakhs Ten Thousands Five Hundred And Seventy Five Only)** as on 12th November 2024

NOTES

- 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 **12th November 2024** is **₹ 50,10,575.00 (Rupees Fifty Lakhs Ten Thousands Five 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.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

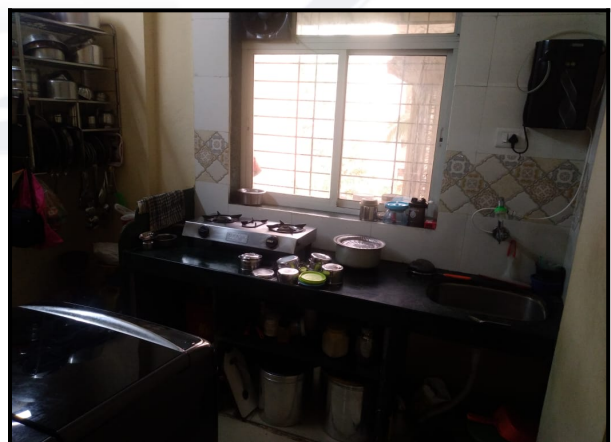
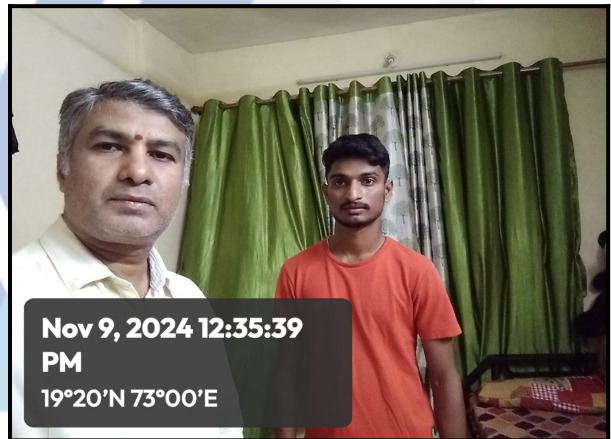
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

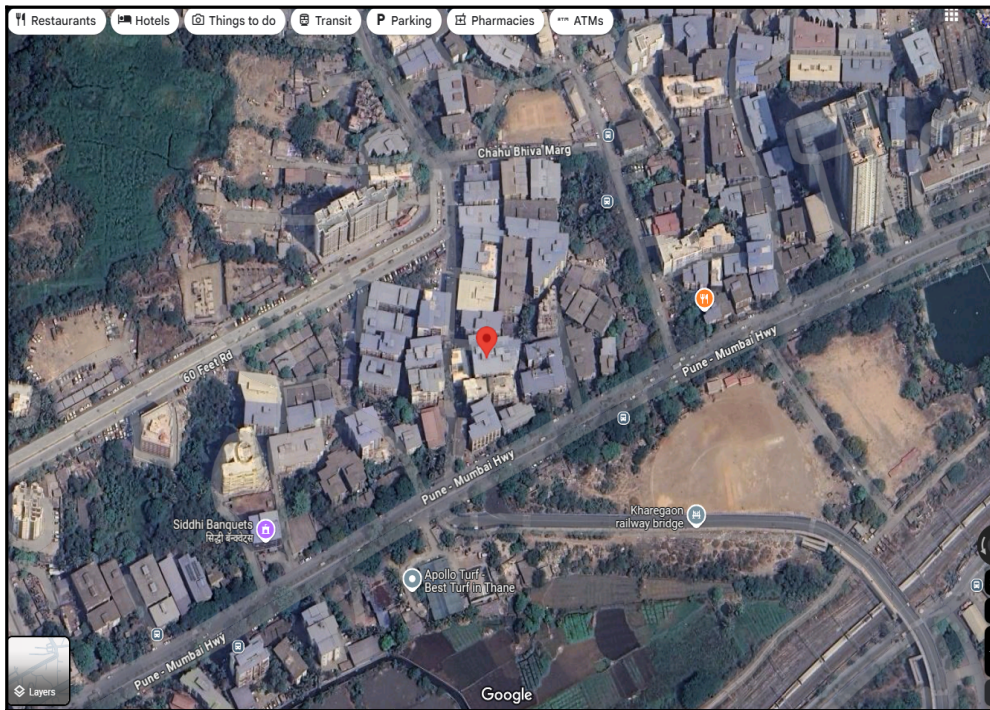
Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 8 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	:	2017 (As per occupancy certificate)
4	Estimated future life	:	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, Aluminium Sliding Windows with window grills, .
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

Technical details		Main Building										
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. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: All external walls are 9" thick and partition walls are 6" thick										
18	No. of lifts and capacity	: 1Lift										
19	Underground sump – capacity and type of construction	: RCC Tank										
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace										
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										

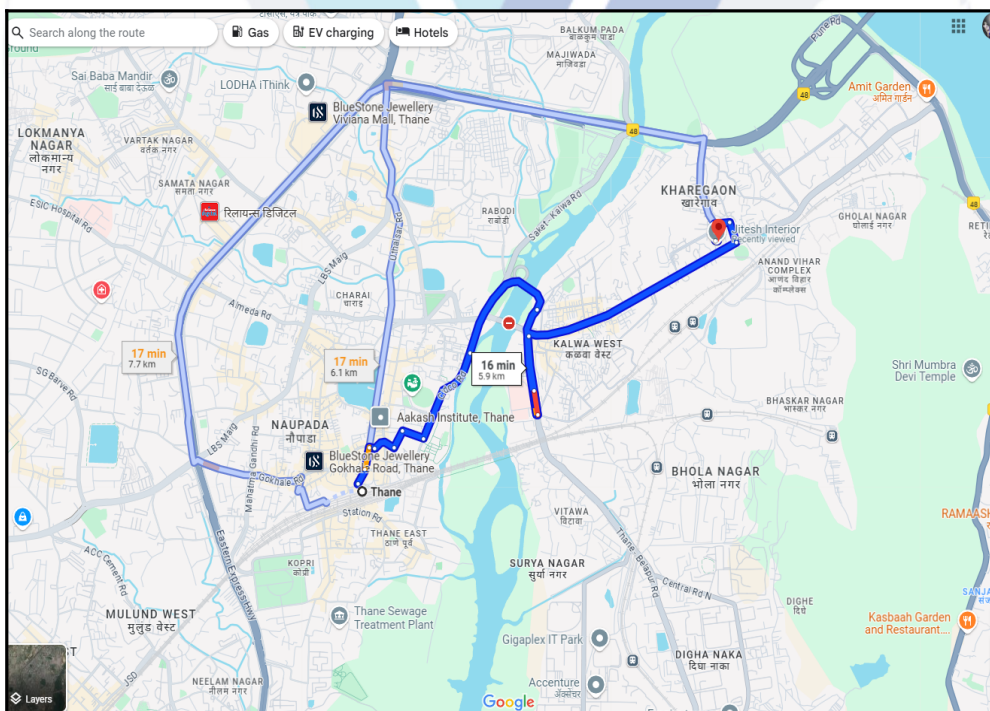
Actual Site Photographs



Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°12'7.7"N 73°0'2.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.9 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	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 7	26600	70500	80900	103900	80900	चौ. मीटर
SurveyNo	14/53-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 8	26600	70500	80900	103900	80900	चौ. मीटर
SurveyNo	14/54-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 10 अविकसित प्र. चौ.मी.	10400	0	0	0	0	चौ. मीटर
SurveyNo	14/55-10ड) मध्य रेल्वच्या उत्तरेकडील व दक्षिणेकडील लाईनमधील त्रिकोणाकृती भाग	21700	70700	73600	88200	73600	चौ. मीटर
SurveyNo	14/56-10ई) मध्ये रेल्वे {मेन } च्या दक्षिणेकडील सर्व भूभाग { संरक्षित जंगल वगळून } टिका नंबर 9	9900	44500	51200	56700	51200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	70700			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	70,700.00	Sq. Mtr.	6,568.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21700			
The difference between land rate and building rate(A-B=C)	49,000.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	67,270.00	Sq. Mtr.	6,250.00	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:



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	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

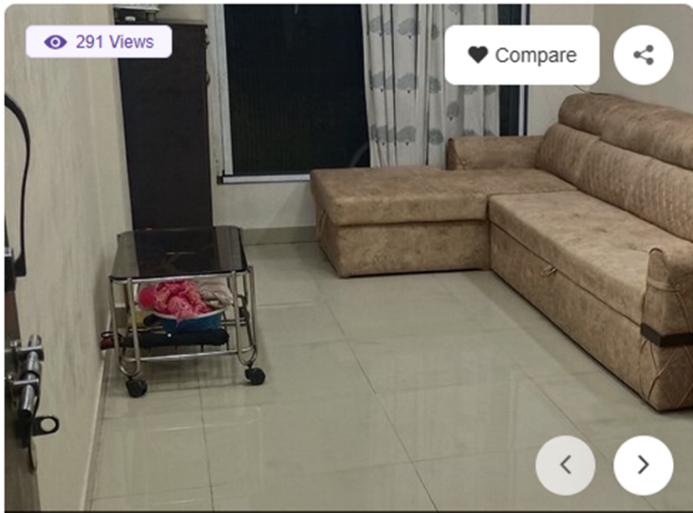
Depreciation Percentage Table

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	Kashinath Park, Kalwa		
Source	square yards		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	470.83	565.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,682.00	₹9,735.00	-

square yards
Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Sell or Rent Property Intelligence
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291 Views
Compare
Share

4 Photos
Map
Amol Datta Um...

Kashinath Park

1 Bedroom 565 Sq.Ft. Apartment in Kalwa Thane

Listing ID #7412814

₹ 55 L

- 1 Bedroom+ Study Room
- Semi-Furnished
- 1 Bathroom
- 565 Sq.Ft. (Built-up Area)
- Road View
- 5th Floor out of 8 Floors

Whatsapp
Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

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Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

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Overview
Furnishing
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time
Kalwa Reviews


Key Highlights

Prime Location

Breakthrough Price

Vastu compliant

Contact our Real Estate Experts



Amol Datta ... ★

+91900XXXXXXX

Price Indicators

Property	Sai Sagar Complex, Kalwa		
Source	https://www.99acres.com/		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	470.83	565.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,956.00	₹10,796.00	-

99acres

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☰

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kalwa > Flats for sale in Kharegaon > 1 BHK Flats for sale in Kharegaon > 30 to 35 Lakh

Posted on Nov 08, 2024 | Ready to move

₹61 Lac

@ 10,796 per sq.ft.

Estimated EMI ₹48,721

1BHK 1Bath

Flat/Apartment for Sale

In Sai Sagar Complex, Kharegaon, Kalwa, Thane

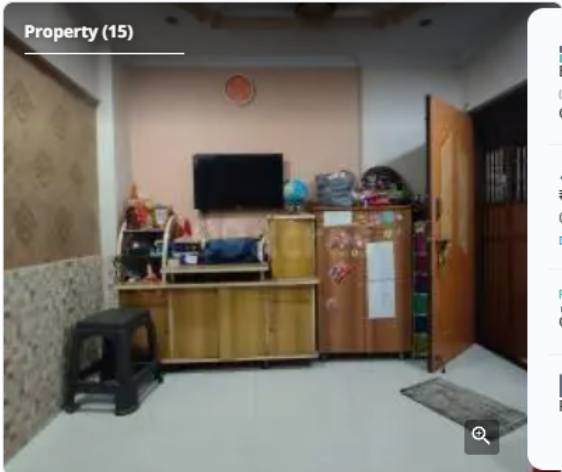
Contact Dealer FREE

Shortlist

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

Overview
Dealer Details
Price Trends
Locality Reviews
Recommendations
Articl. >

Property (15)



📏 Area

Built Up area: 565 sq.ft. v

(52.49 sq.m.)

Carpet area: 460 sq.ft. (42.74 sq.m.)

🏠 Configuration

1 Bedroom , 1 Bathroom, No Balcony

💰 Price

₹ 61 Lac+ Govt Charges & Tax

@ 10,796 per sq.ft. (Negotiable) [View Price](#)

Details

📍 Address

Sai Sagar Complex

Kharegaon, Kalwa, Thane

🏠 Floor Number

Ground of 7 Floors

🌐 Facing

North

🏡 Overlooking


Park/Garden,Main Road,Others

🎂 Property Age

10+ Year Old

📍 Places nearby
View All (50)

📍 Gaondevi Mandir Temple
🏦 Parsik bank ATM
🏦 Hdfc bank ATM
🏦 Axis bank ATM
🏦 Gp parsik sahakari bank ATM
🏠 S




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Sale Instances

Property	Shree Chaitanya CHSL., Kalwa		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	325.00	390.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,769.00	₹8,974.00	-

08/11/2024, 13:13		igr_11263	
11263536		सूची क्र.2	
08-06-2024		दुय्यम निबंधक : दु.नि. ठाणे 9	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 11263/2024	
		नोंदणी :	
		Regn:63m	
गावाचे नाव : कळवा			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	3500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2626813		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. बी/404, चौथा मजला, श्री चैतन्य को-ऑप.हौ.सो.लि., खारेगांव नाका, मुंबई पुणे रोड, कळवा, ठाणे ... सदनिकेचे क्षेत्र 390 चौ. फूट बांधीव((Survey Number : 73, Hissa No. 7 ;))		
(5) क्षेत्रफळ	390 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिल्पा दत्तात्रय शेडगे वय:-48 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: सदनिका क्र. बी/404, चौथा मजला, श्री चैतन्य को-ऑप.हौ.सो.लि., खारेगांव नाका, मुंबई पुणे रोड, कळवा, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BLAPS 85 82D		
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष रामचंद्र तिलोटकर वय:-46; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रूम नं. 201, दुसरा मजला, बी विंग, सोमजाई सोसायटी, घोळाई नगर, रामेश्वर कॉम्प्लेक्स जवळ, खारेगांव, कळवा, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGKPT8593R 2): नाव:-नूतन संतोष तिलोटकर वय:-38; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रूम नं. 201, दुसरा मजला, बी विंग, सोमजाई सोसायटी, घोळाई नगर, रामेश्वर कॉम्प्लेक्स जवळ, खारेगांव, कळवा, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGMPT8435G		
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	07/06/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	11263/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000		
(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	Rajlaxmi Park CHSL., Kalwa Thane		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,000.00	₹9,167.00	-

08/11/2024, 13:12		lgr_13382	
13382536	सूची क्र.2		दुय्यम निबंधक : दु.नि. ठाणे 9
06-08-2024			दस्त क्रमांक : 13382/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
गावाचे नाव : पारसिक			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4950000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4461303		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 601,सहावा मजला,बिल्डींग नं. 5ए,राजलक्ष्मी पार्क 5ए/5बी को-ऑप.हौ.सो.लि.,विठ्ठल मंदिराच्या समोर,पारसिक,खारेगांव,पाखाडी,कळवा,ठाणे,सदनिकेचे क्षेत्रफळ 450 चौ.फुट कारपेट,झोन नं.,((GAT NUMBER : Gut No. 25 ;))		
(5) क्षेत्रफळ	50.18 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश जे. शर्मा वय:-52 पत्ता:-प्लॉट नं: 601, माळा नं: सहावा मजला, बिल्डींग नं. 5ए, इमारतीचे नाव: राजलक्ष्मी पार्क 5ए/5बी को-ऑप.हौ.सो.लि., ब्लॉक नं: विठ्ठल मंदिराच्या समोर, रोड नं: पारसिक, खारेगांव, पाखाडी, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-EYBPS0393M 2): नाव:-मीना आर. शर्मा वय:-46 पत्ता:-प्लॉट नं: 601, माळा नं: सहावा मजला, बिल्डींग नं. 5ए, इमारतीचे नाव: राजलक्ष्मी पार्क 5ए/5बी को-ऑप.हौ.सो.लि., ब्लॉक नं: विठ्ठल मंदिराच्या समोर, पारसिक, रोड नं: खारेगांव, पाखाडी, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BQEPS6855E		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय कैलास पाटील वय:-39; पत्ता:-प्लॉट नं: 204, माळा नं: , इमारतीचे नाव: साईदर्शन अपार्टमेंट, ब्लॉक नं. , रोड नं: सुर्या नगर, विटावा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BEHPP8616R 2): नाव:-प्रतिभा विजय पाटील वय:-36; पत्ता:-प्लॉट नं: 204, माळा नं: , इमारतीचे नाव: ए विंग, साईदर्शन अपार्टमेंट, ब्लॉक नं. , रोड नं: सुर्या नगर, विटावा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CXBPP3474P		
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	02/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13382/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500		
(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 **12th November 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 **₹ 50,10,575.00 (Rupees Fifty Lakhs Ten Thousands Five 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/87/2022-23



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