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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania**

Residential Flat No. 404, 4th Floor, Wing - C, "**Shree Hari Complex Co-Op. Hsg. Soc. Ltd.**", Village - Kamatghar, Taluka - Bhiwandi, District - Thane, PIN Code - 421 305, State - Maharashtra, India.

Latitude Longitude : 19°16'29.4"N 73°2'49.3"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610

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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Regd. Office

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

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✉️ **mumbai@vastukala.co.in**

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - C, "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.", Village - Kamatghar, Taluka - Bhiwandi, District - Thane, PIN Code - 421 305, State - Maharashtra, India belongs to **Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania**.

Boundaries	:	Building	Flat
North	:	Internal Road	Lift
South	:	A - Wing, Shree Hari Complex	Staircase
East	:	Vrundavan Villa Road / Open Plot	Flat No. 403
West	:	Internal Road / Tapovan School Bhiwandi	Flat No. 401

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 **₹ 62,64,073.00 (Rupees Sixty Two Lakhs Sixty Four Thousands Seventy Three 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



Residential Flat No. 404, 4th Floor, Wing - C, "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.," Village - Kamatghar, Taluka - Bhiwandi , District - Thane, PIN Code - 421 305, 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 10.12.2024 for Housing Loan Purpose.
1	Date of inspection	04.12.2024
3	Name of the owner / owners	Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania
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. 404, 4 th Floor, Wing - C, "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.," Village - Kamatghar, Taluka - Bhiwandi , District - Thane, PIN Code - 421 305, State - Maharashtra, India. Contact Person : Mr. Vivek Karniya (Owner's Son) Contact No. 9579083993
6	Location, Street, ward no	Village - Kamatghar, District - Thane
7	Survey / Plot No. of land	Village - Kamatghar New Survey No - 125/5, 125/7 & 125/9
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. = 816.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 663.00 Balcony Area in Sq. Ft. = 153.00 Carpet Area in Sq. Ft. = 782.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 938.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kamatghar, Taluka - Bhiwandi , District - Thane, Pin - PIN Code - 421 305
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?	Owner Occupied - Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania

	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 BNMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	13,500.00 (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	<i>COST OF CONSTRUCTION</i>	
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 10.12.2024 for Residential Flat No. 404, 4th Floor, Wing - C, "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.," Village - Kamatghar, Taluka - Bhiwandi , District - Thane, PIN Code - 421 305, State - Maharashtra, India belongs to **Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.5037/2016 Dated 05.10.2016 between M/s. Ghanshyam Enterprises(The Developers) And Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania(The purchaser).
2)	Copy of Commencement Certificate No.BPK / 99 / Kamatghar / 2012-2013 / Case No. NRV / 2495 Dated 24.12.2012 issued by Bhiwandi Nizampur City Municipal Corporation.
3)	Copy of Occupancy Certificate No.BPK / 99 / 2012-2013 / Case No. NRV / 4189 Dated 22.12.2017 issued by Bhiwandi Nizampur City Municipal Corporation.
4)	Copy of Society Share Certificate No.88 And Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania(The purchaser) issued by SOCIETY.

Location

The said building is located at Village - Kamatghar, Taluka - Bhiwandi , District - Thane, PIN Code - 421 305. The property falls in Residential Zone. It is at a traveling distance 1.3 Km from Bhiwandi Road Railway Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a Kuccha Structure with 9" thick external walls and 6" Thk.



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Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 3 Balcony. This Residential Flat is Partly Vitrified & Partly Wooden Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 10th December 2024

The Carpet Area of the Residential Flat	:	782.00 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	:	938.40 Sq. Ft. X ₹ 2,300.00 = ₹ 21,58,320.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 2,26,527.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 39,700/- per Sq. M. i.e. ₹ 3,688/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 51,207/- per Sq. M. i.e. ₹ 4,757/- per Sq. Ft.
Value of property	:	782.00 Sq. Ft. X ₹ 8,300 = ₹64,90,600
Total Value of property as on 10th December 2024	:	₹64,90,600.00

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

Fair value of the property as on 10th December 2024	:	₹ 64,90,600.00 - ₹ 2,26,527.00 = ₹ 62,64,073.00
Total Value of the property	:	₹ 62,64,073.00
The realizable value of the property	:	₹56,37,666.00
Distress value of the property	:	₹50,11,258.00
Insurable value of the property (938.40 X 2,300.00)	:	₹21,58,320.00
Guideline value of the property (938.40 X 4757.00)	:	₹44,63,969.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing - C, "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.," Village - Kamatghar, Taluka - Bhiwandi, District - Thane, PIN Code - 421 305, State - Maharashtra, India for this particular purpose at **₹ 62,64,073.00 (Rupees Sixty Two Lakhs Sixty Four Thousands Seventy Three Only)** as on 10th December 2024



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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 **10th December 2024** is **₹ 62,64,073.00 (Rupees Sixty Two Lakhs Sixty Four Thousands Seventy Three 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	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 4 th 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	:	Kuccha 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 door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Partly Vitrified & Partly Wooden Flooring.



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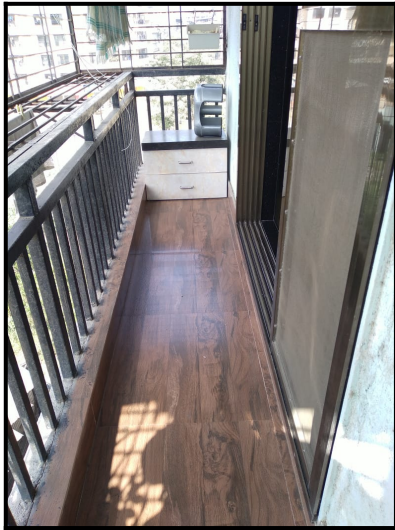
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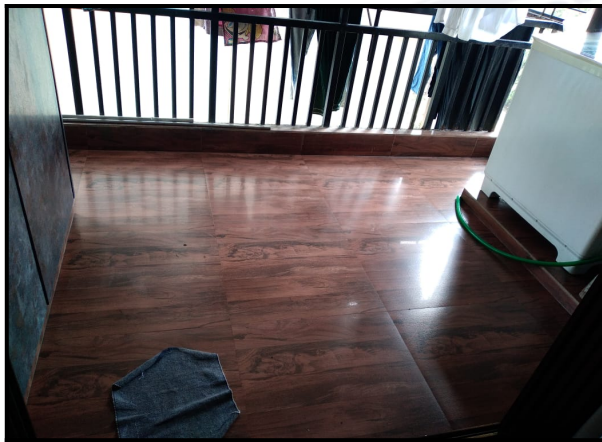
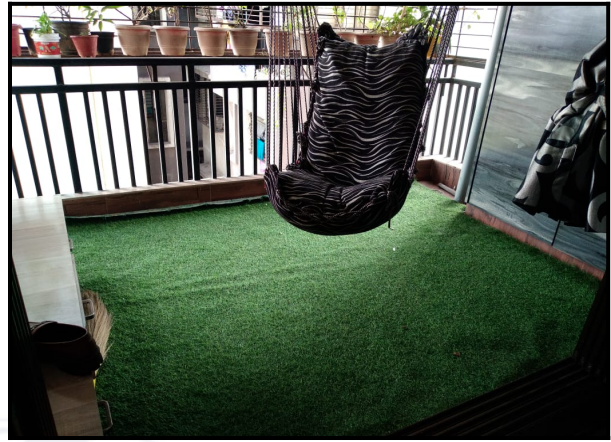


Technical details		Main Building
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with 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	: 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

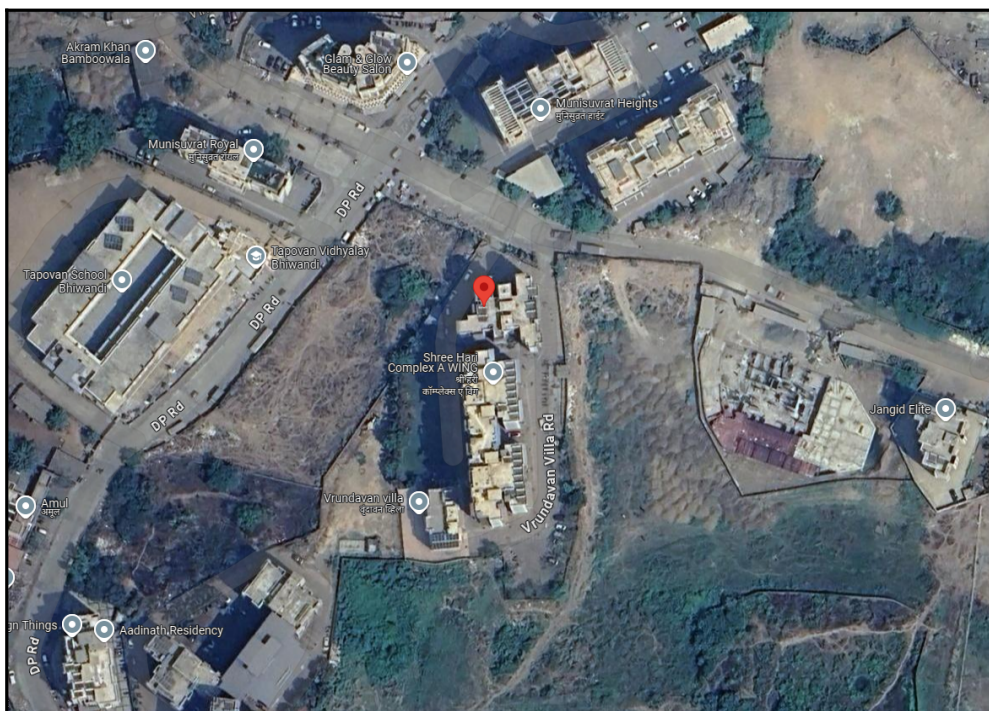
Actual Site Photographs



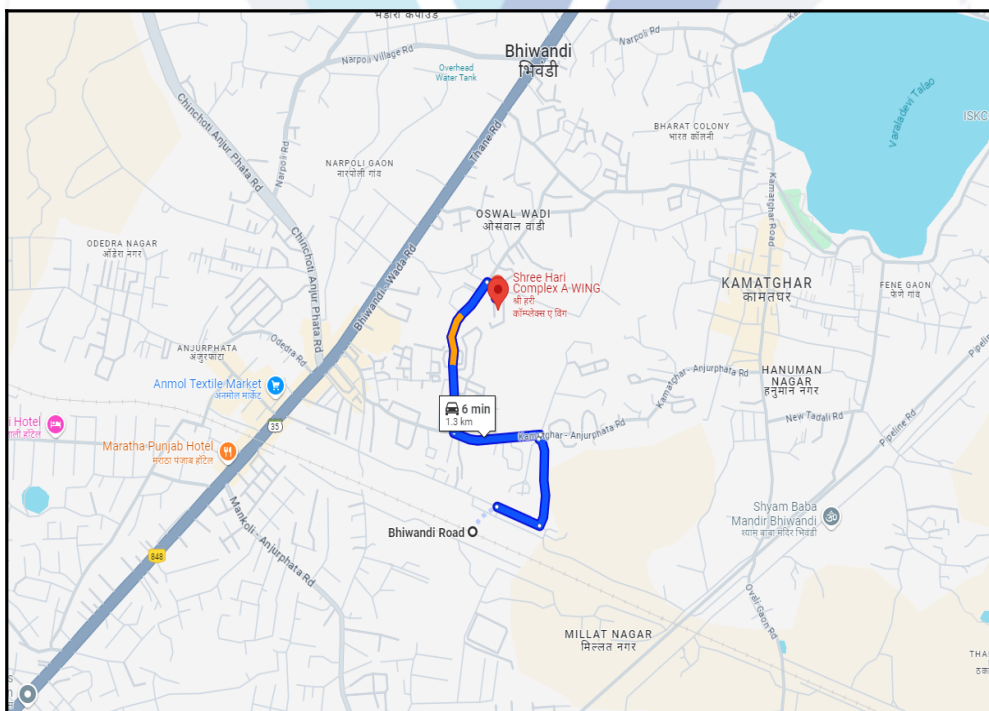
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°16'29.4"N 73°2'49.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi Road - 1.3 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)

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

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/78-वॉर्ड क्र. 6/25) कामतघर सर्वे क्रमांक	8600	39700	45700	49600	45700	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	39700			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	39,700.00	Sq. Mtr.	3,688.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8600			
The difference between land rate and building rate(A-B=C)	31,100.00			
Percentage after Depreciation as per table(D)	-37%			
Rate to be adopted after considering depreciation [B + (C X D)]	51,207.00	Sq. Mtr.	4,757.00	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



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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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	Atlanta Residency, Kamatghar, Bhiwandi		
Source	https://www.99acres.com/		
Floor	6th		
	Carpet	Built Up	Saleable
Area	720.00	864.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,028.00	₹7,523.00	-



99acres
Post property FREE

Home > Property in Thane Outskirts > Flats for sale in Thane Outskirts > Flats for sale in Bhiwandi > Flats for sale in Kamatghar > 2 BHK Flats for sale in Kamatghar Posted on Nov 18, 2024 | Ready to move

₹65 Lac @ 5,909 per sq.ft.

Estimated EMI ₹51,916

2BHK 2Baths

Flat/Apartment for Sale

in Sri Balaji Atlanta Residency, Kamatghar, Bhiwandi, Thane


Contact Owner FREE

Shortlist

RERA STATUS
REGISTERED
Registration No: P51700010106
Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (10)
Society (14)



Photos (1/10)

Area

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

Carpet area: 720 sq.ft. (66.89 sq.m.)

Price

₹ 65 Lac

@ 5,909 per sq.ft. (All inclusive, Negotiable)

Floor Number

6th of 12 Floors

Overlooking

Club, Main Road, Park/Garden

Configuration

2 Bedrooms, 2 Bathrooms, 2 Balconies

Address

Sri Balaji Atlanta Residency
Kamatghar, Bhiwandi, Thane

Facing

East

Property Age

5 to 10 Year Old

Places nearby View All (16)


Flat No:602, Bldg No: 4, Kamatghar, Bhiwandi, Thane

MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR

Shushrusha Hospital Thane

Lotus Hospital

Guru K...




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Price Indicators

Property	Deep Laxmi, Kamatghar		
Source	Housing.Com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	552.00	662.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,152.00	₹6,793.00	-



Pay Rent
Post Your Property
Sign up
Log in
Menu



1 BHK Flat In DeepLaxmi Heights For S...

near oswal collage

Loan Verified

₹ 45 Lacs

Negotiable

₹ 25,791/Month

Estimated EMI

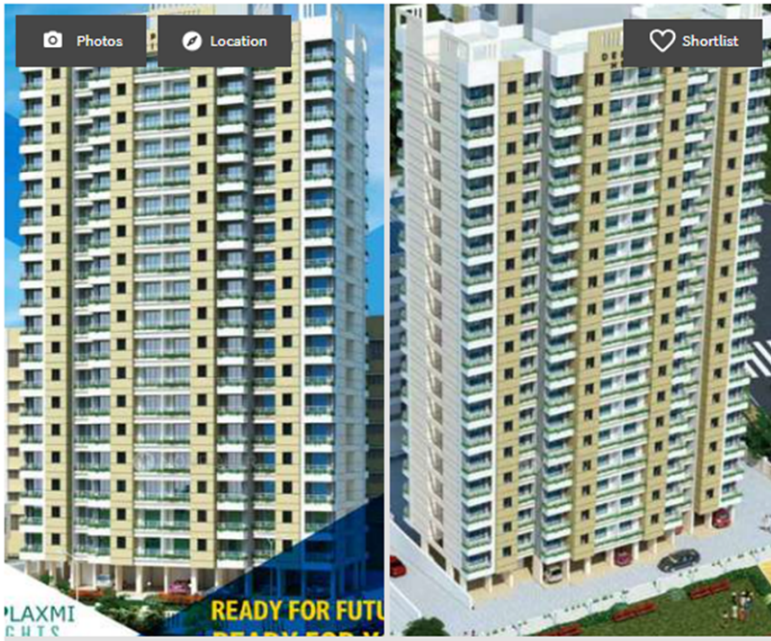
776

Sq.Ft

Need Home Loan ?

Apply Loan

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




1 Bedroom <small>No. of Bedroom</small>	Oct 15, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
3 <small>Balcony</small>	DeepLaxmi Heights <small>Apartment</small>
Bike <small>Parking</small>	Partial <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info



Price trends by NBEstimate


Check Now


Nearby: Arihant City Hotel Regent Garden Veg Restaurant R R Residency Khushi Orchid


Overview

Age of Building	Newly Constructed
Maintenance Charges	₹1.0 Per Sq.Ft/M
Builtup Area	776 Sq.Ft
Ownership Type	Self Owned
Flooring	Cement
Carpet Area	552 Sq.Ft

Activity On This Property

 **0**
Unique Views

 **0**
Shortlists


 **0**
Contacted



Powered By: NBEstimate


Similar Properties

Price Indicators

Property	Atlanta Residency, Kamatghar, Bhiwandi		
Source	Nobroker.com		
Floor	Higher		
	Carpet	Built Up	Saleable
Area	750.00	900.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,667.00	₹7,222.00	-



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
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2 BHK Flat In Atlanta Residency, Bhiwandi For ...

Oswal School

₹ 65 Lacs

Negotiable

₹ 37,254/Month

Estimated EMI

1,100

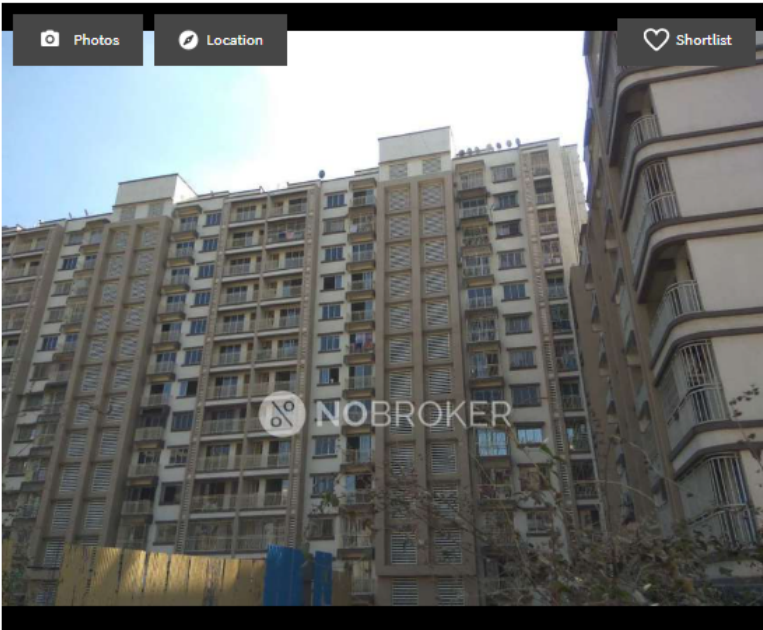
Sq.Ft

Need Home Loan ?

[Apply Loan](#)



Home / Flats for Sale in Mumbai / Flats for Sale in Bhiwandi / 2bhk Flat for Sale in Bhiwandi / Property Details

Photos
Location
Shortlist



2 Bedroom <small>No. of Bedroom</small>	Jul 31, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 <small>Balcony</small>	Atlanta Residency, ... <small>Apartment</small>
None <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate

[Check Now](#)

Nearby: [Arihant City](#) [Hotel Regent Garden Veg Restaurant](#) [R R Residency](#) [Khushi Orchid](#)

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq.Ft/M	Flooring	NA
Builtup Area	1,100 Sq.Ft	Carpet Area	750 Sq.Ft

Activity On This Property


15
Unique Views

0
Shortlists

0
Contacted

Powered By : NBEstimate

Similar Properties




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 U/120 MH2010 PTC23789

Sale Instances

Property	Shree Hari Complex, Bhiwandi		
Source	Index no.2		
Floor	5th		
	Carpet	Built Up	Saleable
Area	609.00	730.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,194.00	₹6,828.00	-

05/12/2024, 14:29		igr_5327	
5327351		सूची क्र.2	
06-05-2024		दुय्यम निबंधक : सह दु.नि.भिवंडी 2	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 5327/2024	
		नोदणी :	
		Regn:63m	
गावाचे नाव : कामतघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4990000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2830411.5		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कामतघर,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हेनंबर 125,हिस्सानंबर 5,सर्व्हेनंबर 125,हिस्सानंबर 7 व सर्व्हेनंबर 125,हिस्सानंबर 9,या जमिनीवरील श्री हरी कॉम्प्लेक्स या बिल्डींग मधील सी विंग,पाचव्या मजल्यावरील सदनिका क्र. 503,क्षेत्र 609.00 चौरस फुट म्हणजेच 56.59 चौरस मीटर(कारपेट क्षेत्र)व टेरेसचे क्षेत्र 121.00 चौरस फुट((Survey Number : सर्व्हेनंबर 125, हिस्सानंबर 5 व इतर ;))		
(5) क्षेत्रफळ	56.59 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हनुमान रामु चौधरी वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: न्यू ताडाली, कामतघर, तालुका भिवंडी, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAMP3819R		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोमिल शांतीलाल मालदे वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-403, श्री हरी कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: कामतघर रोड, अंजूरफाटा, भिवंडी, तपोवन शाळेसमोर, ओसवाल शाळे जवळ, भिवंडी, ठाणे, . . पिन कोड:-421305 पॅन नं:-BCNPM7716B 2): नाव:-शांतीलाल खिमजी मालदे वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-403, श्री हरी कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: कामतघर रोड, अंजूरफाटा, भिवंडी, तपोवन शाळेसमोर, ओसवाल शाळे जवळ, भिवंडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421305 पॅन नं:-AIOPM2953L		
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/04/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	15/04/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5327/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	349300		
(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 **10th December 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 **₹ 62,64,073.00 (Rupees Sixty Two Lakhs Sixty Four Thousands Seventy Three 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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