

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor**

Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - B, "Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.", Opp. Malhar Bungalow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°12'34.3"N 73°5'5.6"E

### Intended User:

**Cosmos Bank  
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - B, "Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.", Opp. Malhar Bunglow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor.**

Boundaries of the property

North : Internal Road / Sankalp Bunglow  
South : Bhagwati Aangan CHSL  
East : Shreepad CHSL  
West : Shree Swaroop Apartment

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 **₹ 45,99,000.00 (Rupees Forty Five Lakhs Ninety Nine Thousands Only).**

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - B, "**Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.**", Opp. Malhar Bungalow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, 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 08.01.2025 for Housing Loan Purpose.
1	Date of inspection	08.01.2025
3	Name of the owner / owners	<b>Mr. Harshal Dilip Gor &amp; Mrs. Vrushali Harshal Gor</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. 404, 4 <sup>th</sup> Floor, Wing - B, " <b>Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.</b> ", Opp. Malhar Bungalow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India. <b>Contact Person :</b> Mrs. Vrushali Harshal Gor (Owner) Contact No. 9930739841
6	Location, Street, ward no	Ayre Road Village - Ayre, District - Thane
7	Survey / Plot No. of land	Village - Ayre New Survey No - 95, Hissa No. 2/1 & 2/2
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 482.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 446.00</b> <b>Dry Balcony Area in Sq. Ft.= 36.00</b>  <b>Built Up Area in Sq. Ft. = 630.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Ayre, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
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?	Owner Occupied - Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor
	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 KMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	11,200.00 (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		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1993 (Building Completion 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, Dombivali (East) Branch to assess Fair Market Value as on 08.01.2025 for Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - B, "Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.", Opp. Malhar Bunglow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor.**

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

1)	Copy of Agreement for sale Document No.1056/2016 Dated 07.04.2016 between Mr. Pravin Ramesh Sawant & Mrs. Rashmi Pravin Sawant(The Transferor) And Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor(The transferee).
2)	Copy of Building Completion Certificate No.KMP / NRV / CC / KV / DOV / 143 Dated 18.06.1993 issued by Kalyan Mahanagarpalika.

### Location

The said building is located at Village - Ayre, Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Residential Zone. It is at a traveling distance 1 Km from Dombivli Railway Station.

### Building

The building under reference is having Ground + 4 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 Normal. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 8th January 2025

The Built Up Area of the Residential Flat	:	630.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	:	1993 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Years
Cost of Construction	:	630.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,75,000.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$	:	48.00%
Amount of depreciation	:	₹ 7,56,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,240/- per Sq. M. i.e. ₹ 5,039/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,683/- per Sq. M. i.e. ₹ 4,244/- per Sq. Ft.
Value of property	:	630.00 Sq. Ft. X ₹ 8,500 = ₹53,55,000
Total Value of property as on 8th January 2025	:	₹53,55,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 8th January 2025</b>	:	<b>₹ 53,55,000.00 - ₹ 7,56,000.00 = ₹ 45,99,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 45,99,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹41,39,100.00</b>
<b>Distress value of the property</b>	:	<b>₹36,79,200.00</b>
<b>Insurable value of the property (630.00 X 2,500.00)</b>	:	<b>₹15,75,000.00</b>
<b>Guideline value of the property (630.00 X 4244.00)</b>	:	<b>₹26,73,720.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4<sup>th</sup> Floor, Wing - B, "Om Shiv Sudama Co-Op. Hsg. Soc. Ltd.", Opp. Malhar Bunglow, Ayre Road, Village - Ayre, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 45,99,000.00 (Rupees Forty Five Lakhs Ninety Nine Thousands Only)** as on 8th January 2025

## 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 **8th January 2025** is **₹ 45,99,000.00 (Rupees Forty Five Lakhs Ninety Nine Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

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

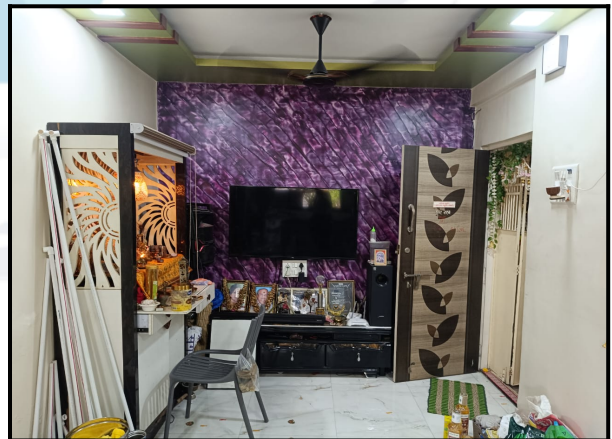
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 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 <sup>th</sup> Floor				
3	Year of construction	: 1993 (Building Completion Certificate)				
4	Estimated future life	: 28 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 with M.S Safety 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.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: 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



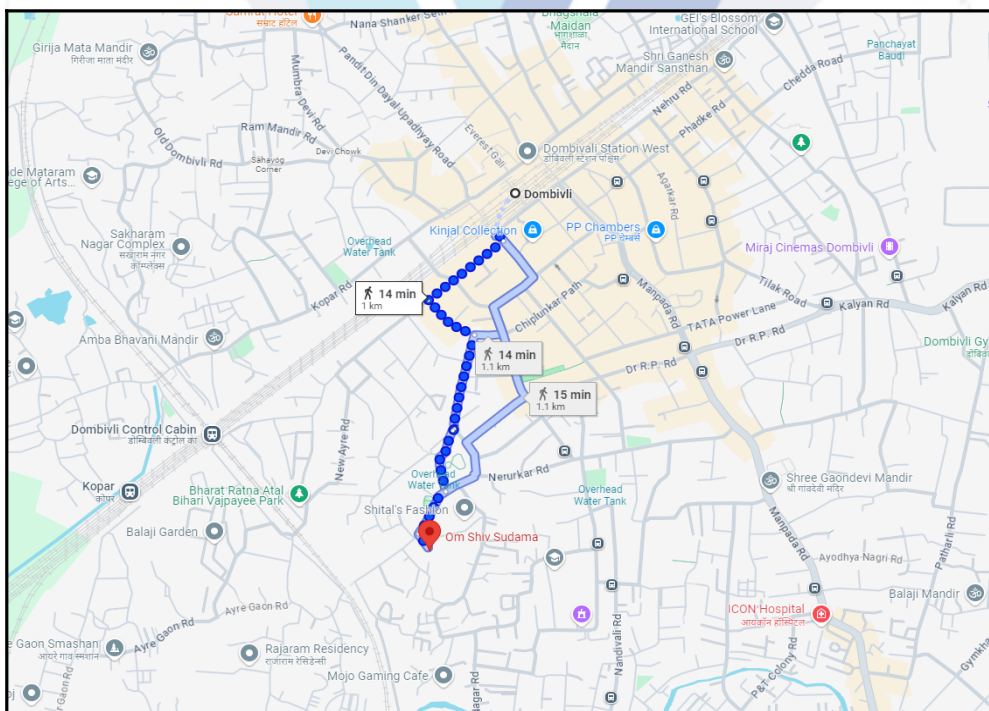
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°12'34.3"N 73°5'5.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 1 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : AYERE GAON Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone: 21C.) Ayere Gaon : Portion on South of High Tension Line on West of Central Railway and on East of Diva Vasai Railway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/46	27500	67800	77700	84200	77700
<b>New C. T. S. No.</b> 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241,						
<a href="#" style="color: #1a3d4d; text-decoration: none;">⇄ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	67800			
Decrease by 20% on Flat Located on 4 <sup>th</sup> Floor	13560			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>54,240.00</b>	<b>Sq. Mtr.</b>	<b>5,039.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	27500			
The difference between land rate and building rate(A-B=C)	26,740.00			
Percentage after Depreciation as per table(D)	32%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>45,683.00</b>	<b>Sq. Mtr.</b>	<b>4,244.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	516.67	620.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,452.00	₹8,710.00	-

Pay Rent
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Menu

**1 BHK Flat In Om Shiv Sudama For Sale ...**

635M+VWG, Tukaram Nagar, Dombivli East, Dombivli...

Loan Verified

**₹ 54 Lacs**

Non-negotiable

**₹ 30,949/Month**

Estimated EMI

**620**

Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos
Location

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

1  
Balcony

Car  
Parking

Nov 20, 2024  
Posted On

Immediately  
Possession

Om Shiv Sudama  
Apartment

None  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

**Green Neighbourhood**

Nearby: Shree Sai Raj Park AIMS Hospital Gopi Cine Mall Lok Dhara Phase 2 Garden

NEW ROYAL CHEMIST

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.9 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	620 Sq.Ft	Furnishing Status	Semi <span style="border: 1px solid #28a745; padding: 1px;">Furnish Now</span>
Facing	East	Floor	4/4
Parking	Car	Gated Security	Yes

**Activity On This Property**

17  
Unique Views

0  
Shortlists

0  
Contacted

Powered By: NBEstimate

**Similar Properties**

**1 BHK Flat In Sudama...**  
Dattanagar Near Swami Viveka...

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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Leader's Engineer  
MH2010 PTC2017006

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	466.67	560.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹7,929.00	₹6,607.00	-

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Dombivli East

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Saved

Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 1 BHK Flat
Last updated: Nov 25, 2024

### 1 BHK Flat


Tukaram Nagar, Dombivli East, Thane

## ₹37.0 L

EMI starts at ₹19.59 K

₹6.61 K/sq.ft

Contact Seller



560 sq.ft  
Built Up Area

₹6.61 K/sq.ft  
Avg. Price

25 Year Old  
Age of property

Ready to move  
Possession status

Middle i  
of 4 floors

South facing  
Facing

Semi Furnished  
Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

#### Special Highlights

- ✓ 24x7 Security
- ✓ Anti Skid Tiles

- ✓ Amphitheatre
- ✓ Badminton Court


📍 Property Location

**Tukaram Nagar, Dombivli East, Thane**

Around This Property

⚡ **Awesome! Better priced property in this area**

#### Contact Seller



**Sumit Babaria**  
Housing Prime Agent  
+9179770.....

Please share your contact

Name

+91  Phone



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	445.83	535.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,972.00	₹7,477.00	-

1759472  
02-02-2024

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

**सूची क्र.2**

द्वयम निबंधक : सह दु.नि. कल्याण 3  
दस्त क्रमांक : 17594/2023  
नोदणी :  
Regn:63m

**गावाचे नाव : आयरे**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3360000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: फ्लॉट नं 201,दूसरा मजला,क्षेत्र 535 चौ फूट बांधीव,ओम श्री साकार को ऑप हौ सोसायटी लिमिटेड,आर जी पाटील वाडी,डोंबिवली पूर्व आयरे विलेज( ( Survey Number : 92, Hissa no. 1/3 ; ) )
(5) क्षेत्रफळ	535 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शैलेन्द्र रामचंद्र नेवरेकर - - वय:-41 पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 201, दूसरा मजला, ओम श्री साकार को ऑप हौ सोसायटी लिमिटेड, आर जी पाटील वाडी, डोंबिवली पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AELPN7919N 2): नाव:-श्रावणी शैलेन्द्र नेवरेकर (सुषमा अनंत तळकर) - - वय:-37 पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 201, दूसरा मजला, ओम श्री साकार को ऑप हौ सोसायटी लिमिटेड, आर जी पाटील वाडी, डोंबिवली पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AKUPT9624K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशांत प्रशांत चव्हाण - - वय:-38; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 11, गौरव निवास, पाथर्ली रोड, गोप्रासवाडी डोंबिवली पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AGJPC1254H 2): नाव:-जान्हवी निशांत चव्हाण - - वय:-33; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 11, गौरव निवास, पाथर्ली रोड, गोप्रासवाडी डोंबिवली पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AXUPC2540E
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17594/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(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	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,111.00	₹8,426.00	-

14023338

02-02-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 14023/2023

नोंदणी :

Regn:63m

### गावाचे नाव : आयरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4550000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3400000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र - 11/45 दर - 67600 मौजे आयरे येथील सर्व्हे नं 44/अ हिस्सा नं 3 या वरील नवसाईप्रसाद को. ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,मधील चौथामजला वरील सदनिका क्र. बि/30,न्यू आयरे रोड,डोंबिवली पूर्व क्षेत्रफळ 540 चौ. फुट बिल्टअप( ( Survey Number : 44/अ ; ) )
(5) क्षेत्रफळ	50.19 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:-मंगला विश्वनाथ पाटील - - वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं बी-३०, नव साईप्रसाद सीएचएस लिमिटेड, न्यू आयरे रोड, डोंबिवली (पूर्व), रोड नं: -, THANE. पिन कोड:-421201 पॅन नं:-BBLPP7763A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम रमेश चिटणीस - - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: विठ्ठल कृपा नं 2/15, आयरे रोड, आई लॉन्डी, आयरे रोड, डोंबिवली (पूर्व), रोड नं: -, THANE. पिन कोड:-421201 पॅन नं:-BJFPC6195P 2): नाव:-सुप्रिया पंकज बडगुजर - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वेदांत कॉम्प्लेक्स, फ्लॅट नं 401, वायले नगर कल्याण, रोड नं: -, , पिन कोड:-421301 पॅन नं:-DCIPB8515C
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14023/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	318500
(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.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th January 2025**

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 **₹ 45,99,000.00 (Rupees Forty Five Lakhs Ninety Nine Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

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

An ISO 9001 : 2015 Certified Company

