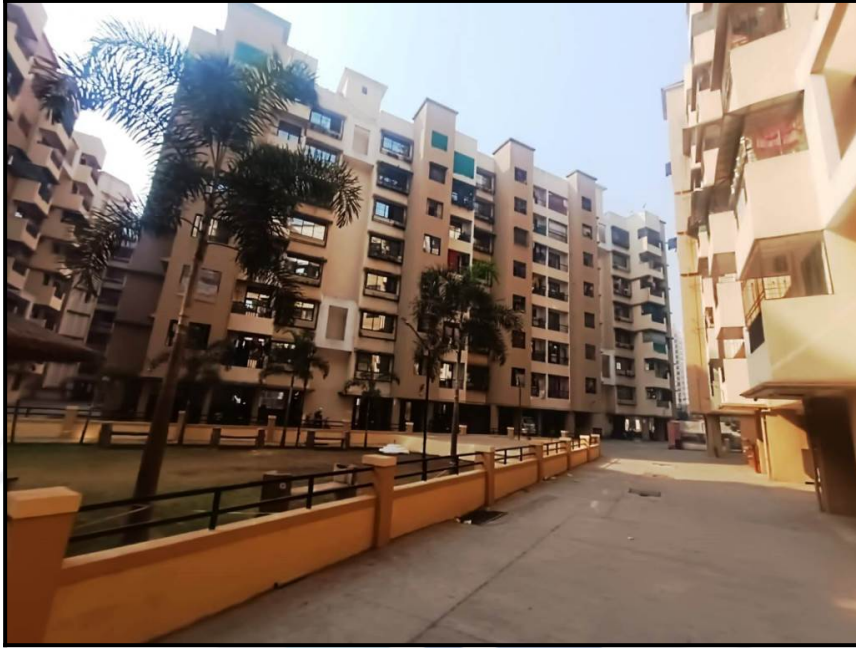


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Rahul Laxman Tatewar & Mrs. Anita Laxman Tatewar**

Residential Flat No. 310, 3<sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN - 421 503, State - Maharashtra, India.

Latitude Longitude : 19°9'6.1"N 73°14'54.7"E

### Intended User:

**Cosmos Bank  
Chembur East Branch**

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east . Mumbai 400071

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 310, 3<sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik ", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN - 421 503, State - Maharashtra, India belongs to **Mr. Rahul Laxman Tatewar & Mrs. Anita Laxman Tatewar**.

Boundaries of the property

North	: Internal Road
South	: Under Construction Building
East	: Internal Road & 'C' Wing of Tulsi Aadvik
West	: Open Plot

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 **₹ 35,84,000.00 (Rupees Thirty Five Lakhs Eighty Four 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

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



Residential Flat No. 310, 3<sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik ", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambernath, District - Thane, Badlapur (East), PIN - 421 503, 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 08.02.2025 for Housing Loan Purpose.
1	Date of inspection	07.02.2025
3	Name of the owner / owners	<b>Mr. Rahul Laxman Tatewar &amp; Mrs. Anita Laxman Tatewar</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. 310, 3 <sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik ", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambernath, District - Thane, Badlapur (East), PIN - 421 503, State - Maharashtra, India.  <b>Contact Person :</b> Ms. Deepti Tatewar (Owner's Sister) Contact No. 7666931808
6	Location, Street, ward no	Badlapur - Karjat Road Village - Kharwai, District - Thane
7	Survey / Plot No. of land	Village - Kharwai New Survey No - 40/1, 41/1, 41/2/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 505.50</b> (Area as per Site measurement) <b>Carpet Area in Sq. Ft. = 460.88</b> <b>Dry Balcony Area in Sq. Ft. = 21.25</b> <b>Balcony Area in Sq. Ft. = 18.40</b></p> <p><b>Carpet Area in Sq. Ft. = 512.00</b> (Area As Per Agreement for sale)</p> <p><b>Built Up Area in Sq. Ft. = 563.20</b> (Carpet Area + 10%)</p> <p><b>Carpet Area in Sq. Ft. = 406.00</b> <b>Cupboard Area in Sq. Ft. = 23.00</b> <b>Balcony Area in Sq. Ft. = 83.00</b></p> <p><b>All the above areas are within 1% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kharwai, Taluka - Ambarnath, District - Thane, Pin - PIN - 421 503
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. Rahul Laxman Tatewar
	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 K.B.N.P norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rahul Laxman Tatewar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (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	<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 – 2021 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Chembur East Branch Branch to assess Fair Market Value as on 08.02.2025 for Residential Flat No. 310, 3<sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik ", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN - 421 503, State - Maharashtra, India belongs to **Mr. Rahul Laxman Tatewar**.

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

1)	Copy of Agreement for sale Registration No. 252/2020 Dated 07.01.2020 between M/s. Raj Group, a partnership firm(The Promoter) And Mr. Rahul Laxman Tatewar & Mrs. Anita Laxman Tatewar(The Purchasers).
----	--



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An ISO 9001 : 2015 Certified Company



2)	Copy of RERA Certificate No. P51700015302 Dated 09.09.2021.
3)	Copy of Occupancy Certificate No. K.B.N.P./NRV/7131/2021-2022 Dated 07.09.2021 issued by Kulgaon Badlapur Nagarparishad.
4)	Copy of Commencement Certificate No. K.B.N.P./NRV/B.P./9931/2017-2018 (Unique No. 186) Dated 30.12.2017 issued by Kulgaon Badlapur Nagarparishad.
5)	Copy of Approved Building Plan No. K.B.N.P./NRV/B.P./9931 - 186 Dated 30.12.2017 issued by Kulgaon Badlapur Nagarparishad.

### **Location**

The said building is located at Village - Kharwai, Taluka - Ambernath, District - Thane, PIN - 421 503. The property falls in Residential Zone. It is at a traveling distance 3.9 km. from Badlapur Railway Station.

### **Building**

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 10 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage.+ Dry Balcony & Balcony Area (i.e. 2 BHK with 2 Toilets). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 8th February 2025**

The Carpet Area of the Residential Flat	:	512.00 Sq. Ft.
---	---	----------------

### **Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	563.20 Sq. Ft. X ₹ 2,500.00 = ₹ 14,08,000.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,500/- per Sq. M. i.e. ₹ 4,599/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	512.00 Sq. Ft. X ₹ 7,000 = ₹35,84,000
Total Value of property as on 8th February 2025	:	₹35,84,000.00

(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)



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Fair value of the property as on 8th February 2025	:	₹ 35,84,000.00 - ₹ 0.00 = ₹ 35,84,000.00
Total Value of the property	:	₹ 35,84,000.00
The realizable value of the property	:	₹32,25,600.00
Distress value of the property	:	₹28,67,200.00
Insurable value of the property (563.20 X 2,500.00)	:	₹14,08,000.00
Guideline value of the property (563.20 X 4414.00)	:	₹24,85,965.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 310, 3<sup>rd</sup> Floor, Wing - F, "Tulsi Aadvik ", Badlapur - Karjat Road, Near Gaondevi Mandir, Village - Kharwai, Taluka - Ambarnath, District - Thane, Badlapur (East), PIN - 421 503, State - Maharashtra, India for this particular purpose at **₹ 35,84,000.00 (Rupees Thirty Five Lakhs Eighty Four Thousands Only)** as on 8th February 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 February 2025** is **₹ 35,84,000.00 (Rupees Thirty Five Lakhs Eighty Four 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

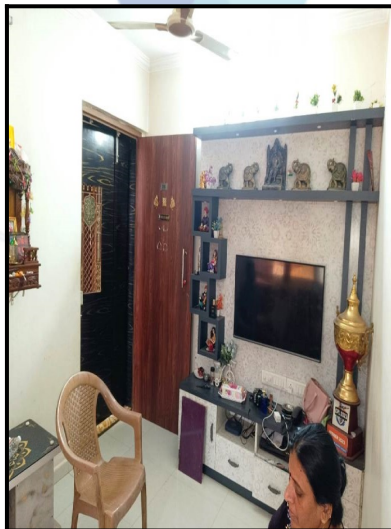
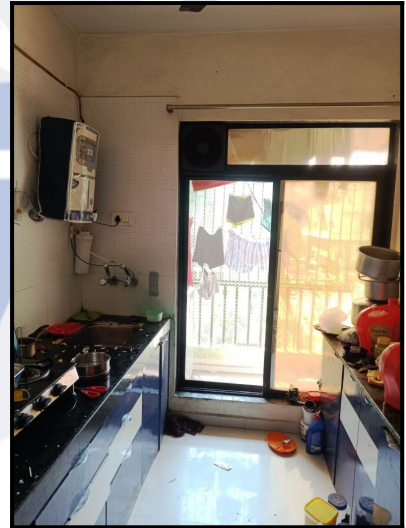
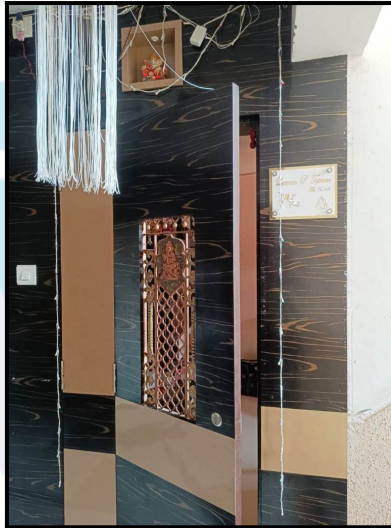
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;  
 b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 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 3 <sup>rd</sup> Floor				
3	Year of construction	: 2021 (As per occupancy certificate)				
4	Estimated future life	: 56 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
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.					

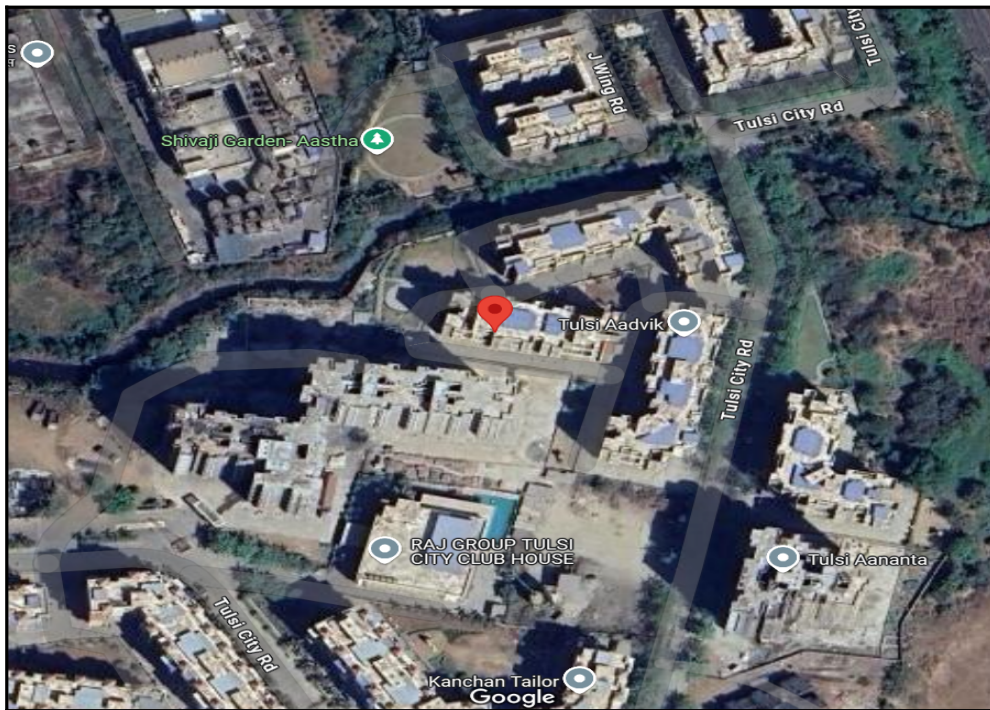
Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: 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

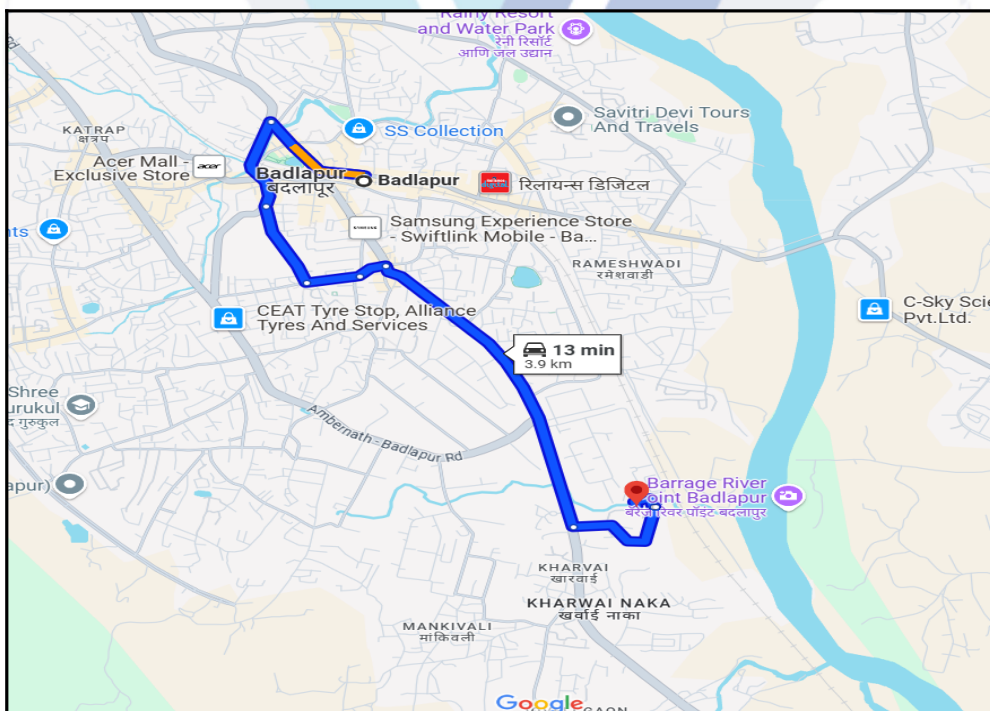




## Route Map of the property



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



**Longitude Latitude: 19°9'6.1"N 73°14'54.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 3.9 km.).



## Ready Reckoner Rate

Valuation		Home		Rule Outline		LOGOUT	
<h3 style="color: #f0e68c;">Valuation For Influence Area</h3> <p style="color: red; font-weight: bold;">*** Welcome to Valuation of Properties in Maharashtra ***</p>							
<b>Location Details</b>							
Select Type		<input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name		Kokan <span style="float: right;">Help on Division</span>	
District Name		ठाणे		Taluka Name		अंबरनाथ	
Attribute		सखे नंबर		Village/Zone Name		मोजे [गांव ] मोजे खरवई	
Mahapalika Area		A Class Palika		SubZone Name		8/18-ई-2) खरवई गावती	
		Open Land		Residence		Office	
		9730		49500		53200	
		Shop		Industry		Unit	
		61800		53200		Square Meter	
<a href="#">Activate Windows</a> Go to Settings to activate Windows.							
<a href="https://greval.maharashtra.gov.in/valuation/home/NewLocationDetails#">https://greval.maharashtra.gov.in/valuation/home/NewLocationDetails#</a>				<input type="button" value="Next"/>			

Stamp Duty Ready Reckoner Market Value Rate for Flat	49500			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>49,500.00</b>	<b>Sq. Mtr.</b>	<b>4,599.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9730			
The difference between land rate and building rate(A-B=C)	39,770.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>47,512.00</b>	<b>Sq. Mtr.</b>	<b>4,414.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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


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

### Depreciation Percentage Table

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

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	305.00	335.50	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹7,705.00	₹7,004.00	-



HOUSING.COM Buy in Mumbai Badlapur East x + Add


Home / Thane / Beyond Thane / Badlapur East / Raj Tulsii Aadvik Last updated: Feb 1, 2025

### Raj Tulsii Aadvik ✓ RERA


By RAJ GROUP **₹23.5 L - 34.48 L** | ₹7.83 K/sq.ft  
EMI starts at ₹12.44 K

Opp. Gaav Devi Mandir, Essar Petrol Pump, Kharvai, Badlapur (East), Beyond Thane, Badlapur Price includes everything except stamp ... See More

[Become the first to Rate](#) [Contact Seller](#)



1, 2 BHK Apartments Configurations
Sep, 2021 Possession Starts
₹7.83 K/sq.ft Avg. Price
305.00 - 433.00 sq.ft [convert unit](#) (Carpet Area) Sizes



+

8 more

[Overview/Home](#)
[Highlights](#)
[Around This Project](#)
[More About Project](#)
[About Project](#)
[Floor Plan](#)
[Tour This Project](#)

## Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	433.00	476.30	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹7,215.00	₹6,559.00	-



The screenshot displays a real estate listing for 'Raj Tulsi Aadvik' on the 'square yards' platform. The listing includes an aerial view of the residential complex, its location in Badiapur East, Thane, and a price range of ₹22.01 Lac to ₹31.24 Lac. Key details include 377 units, 3.37 acres, and configurations of 1, 2 BHK flats with a carpet area of 305 Sq. Ft. to 433 Sq. Ft. The page also features navigation tabs for 'About Project', 'Project Overview', 'Floor Plans', 'Rera Details', 'Price Insights', 'Project Sales Trend', 'Amenities', and 'Specifications'. A 'Request More Information' button is visible at the bottom right of the listing details.

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	370.00	407.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹6,362.00	₹5,784.00	-

10029541  
17-07-2024

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

**सूची क्र.2**

द्वयम निबंधक : सह दु.नि. उत्सासनगर 4  
दस्त क्रमांक : 10029/2022  
नोदणी :  
Regn.83m

**गावाचे नाव : खरवई**

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1871000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) घालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन ; इतर माहिती: मौजे खरवई तालुका अंबरनाथ जिल्हा ठाणे येथील सप्लॉ क्र. 40 हिस्सा क्र. 1 सप्लॉ क्र. 41 हिस्सा क्र. 1 सप्लॉ क्र. 41 हिस्सा क्र. 2/1 या जागेवरील तुलसी आडिक को. ऑ. हौ. सो. ति. म्हणजेच तुलसी आडिक मधील सी विंग, चौथा मजला,सदनिका क्र. 401,क्षेत्र 28.31 चौ. मी. कार्पेट सीपूबी क्षेत्र 1.08 चौ. मी. बात्कनी क्षेत्र 4.97 चौ. मी.( ( Survey Number : 40 ; ) )
(5) क्षेत्रफळ	28.31 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संदीप रमेश सिंह - वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 3, लक्ष्मी चाळ, मिलिंद नगर, हितेश अर्जामेट जवळ, असलफा व्हिलेज, एन एस एस रोड, घाटकोपर प., , रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-DCKPS0868F 2): नाव:-नेहा संदीप सिंह - वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 3, लक्ष्मी चाळ, मिलिंद नगर, हितेश अर्जामेट जवळ, असलफा व्हिलेज, एन एस एस रोड, घाटकोपर प., , रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-JYPPS4085H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र जगदीश त्रिपाठी - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. 206, दुसरा मजला, ए विंग, शुभ विहार कॉम्प्लेक्स, शिवाजी चौक, कात्रप, बदलापूर पु., तालुका अंबरनाथ, जिल्हा ठाणे , रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AETPT1416J 2): नाव:-आशा राजेंद्र त्रिपाठी - वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं. 206, दुसरा मजला, ए विंग, शुभ विहार कॉम्प्लेक्स, शिवाजी चौक, कात्रप, बदलापूर पु., तालुका अंबरनाथ, जिल्हा ठाणे , रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ALKPT2956R
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2022
(10)दस्त नोदणी केल्याचा दिनांक	18/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10029/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	132000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	22000
(14) रोरा	



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	370.00	407.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹5,899.00	₹5,363.00	-

3796541 08-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 3796/2021 नोदणी : Regn.63m
<b>गावाचे नाव : खरवई</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2078750	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1883000	
(4) भू-मापन,पौढिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: मौजे खरवई,ता.अंबरनाथ,स.नं. 40,हि.नं.1,स.नं.41,हि.नं.2/1,मध्ये 13650.00 चौ.मी.भूखंडामध्ये प्रोत्साहनात्मक तरतुदीनुसार एकुण अनुज्ञेय क्षेत्र 14742.00 चौ.मी. पैकी नियोजित क्षेत्र 14731.52 चौ.मी. यावरील तुलसी आदिक,सी विंग,पाचवा मजला,सदनिका क्र. 503,क्षेत्र 28.31 चौ.मी.कारपेट,सीयुबी क्षेत्र 1.08 चौ मी,एनक्लोस बाल्कनी क्षेत्र 4.97 चौ मी. कारपेट. ( ( Survey Number : 40, 41 ; ) )	
(5) क्षेत्रफळ	28.31 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.राज ग्रुप तर्फे भागीदार सुधेद्र डी पटेल यांचे कु.मु. म्हणून क. ज. देणार आशुतोष शिवाजी देशमुख वय:-22 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गुरु आश्रय , ब्लॉक नं: 6, रोड नं: कात्रप एम आय डी सी रोड, बदलापूर, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित अशोक जाधव वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 343/डी, रूम नं.07, बदामवाडी, स्वदेशी मार्केट समोर, काळबादेवी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AKEPJ1566G 2): नाव:-अरुणा अशोक जाधव वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 343/डी, रूम नं.07, बदामवाडी, स्वदेशी मार्केट समोर, काळबादेवी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-BAFPJ6283E 3): नाव:-अशोक रामचंद्र जाधव वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 343/डी, रूम नं.07, बदामवाडी, स्वदेशी मार्केट समोर, काळबादेवी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AHDPJ5522E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021	
(10) दस्त नोदणी केल्याचा दिनांक	27/05/2021	
(11) अनुक्रमांक,खंड व पृष्ठ	3796/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	83200	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	20790	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

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



Since 1989

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

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## 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 **₹ 35,84,000.00 (Rupees Thirty Five Lakhs Eighty Four 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



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