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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Deepak B. Mithbavkar & Sonali Deepak Mithbavkar**

Residential Flat No. 1812, 18th Floor, Building No 01, "**Mangeshi Sohan**", Near St. Lawrence School,
Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State -
Maharashtra, India.

Latitude Longitude : 19°15'49.9"N 73°7'41.1"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1812, 18th Floor, Building No 01, "Mangeshi Sohan", Near St. Lawrence School, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India belongs to **Deepak B. Mithbavkar & Sonali Deepak Mithbavkar**.

Boundaries of the property

North : Mhasoba Nagar Road
South : Sarvoday Marvel Apartment
East : Internal Road
West : Deepak Castle

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 **₹ 62,37,000.00 (Rupees Sixty Two Lakhs Thirty Seven 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. 1812, 18th Floor, Building No 01, "Mangeshi Sohan", Near St. Lawrence School, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, 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 17.02.2025 for Housing Loan Purpose.
1	Date of inspection	15.02.2025
3	Name of the owner / owners	Deepak B. Mithbavkar & Sonali Deepak Mithbavkar
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. 1812, 18 th Floor, Building No 01, "Mangeshi Sohan", Near St. Lawrence School, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India. Contact Person : Mr. Deepak B. Mithbavkar (Owner) Contact No. 9819204692
6	Location, Street, ward no	Village - Wadeghar, District - Thane
7	Survey / Plot No. of land	Village - Wadeghar New Survey No - 56A/6, 57/2/2/2/6, 57/2/2/1, 56/A/5
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. = 637.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 567.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 623.70 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Wadeghar, Taluka - Kalyan, District - Thane, Pin - PIN Code – 421 301
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 - Deepak B. Mithbavkar & Sonali Deepak Mithbavkar
	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 KDMC norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Deepak B. Mithbavkar & Sonali Deepak Mithbavkar
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	13,000.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2024 (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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 17.02.2025 for Residential Flat No. 1812, 18th Floor, Building No 01, "**Mangeshi Sohan**", Near St. Lawrence School, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India belongs to **Deepak B. Mithbavkar & Sonali Deepak Mithbavkar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.6846 / 2022 Dated 15.06.2022 between M/s. Mangeshi And Deveshwar Developers(The Builder) And Deepak B. Mithbavkar & Sonali Deepak Mithbavkar(The Allottee).
2)	Copy of RERA Certificate No.P51700029848 Dated 08.07.2021 issued by Maharashtra Real Estate Regulatory Authority (AS Download from RERA Site).
3)	Copy of Amended Commencement Certificate No.KDMC / TPD / BP / KD / 2020 -2021 / 15 / 85 Dated 18.05.2023 issued by Kalyan Dombivli Municipal Corporation.
4)	Copy of Occupancy Certificate No.KDMCC / FO / 2024 / APL / 00083 Dated 22.10.2024 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Approved Building Plan No.KDMC / TPD / BP / KD / 2020 -2021 / 15 / 85 Dated 18.05.2023 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Wadeghar, Taluka - Kalyan, District - Thane, PIN Code – 421 301. The property falls in Residential Zone. It is at a traveling distance 4.3 Km from Kalyan Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 19 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. 18th Floor is having 10 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 18th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage + Cupboard. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with



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Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 17th February 2025

The Carpet Area of the Residential Flat	:	567.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	1 Year
Cost of Construction	:	623.70 Sq. Ft. X ₹ 2,800.00 = ₹ 17,46,360.00
Depreciation $\{(100 -) \times (1 / 60)\}$:	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	:	₹ 77,110/- per Sq. M. i.e. ₹ 7,164/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	567.00 Sq. Ft. X ₹ 11,000 = ₹62,37,000
Total Value of property as on 17th February 2025	:	₹62,37,000.00

(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)

Fair value of the property as on 17th February 2025	:	₹ 62,37,000.00 - ₹ 0.00 = ₹ 62,37,000.00
Total Value of the property	:	₹ 62,37,000.00
The realizable value of the property	:	₹56,13,300.00
Distress value of the property	:	₹49,89,600.00
Insurable value of the property (623.70 X 2,800.00)	:	₹17,46,360.00
Guideline value of the property (623.70 X 7164.00)	:	₹44,68,187.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1812, 18th Floor, Building No 01, "Mangeshi Sohan", Near St. Lawrence School, Village - Wadeghar, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code – 421 301, State - Maharashtra, India for this particular purpose at **₹ 62,37,000.00 (Rupees Sixty Two Lakhs Thirty Seven Thousands Only)** as on 17th 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 **17th February 2025** is **₹ 62,37,000.00 (Rupees Sixty Two Lakhs Thirty Seven 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.



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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	: Part Ground + Part Stilt + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 18 th Floor				
3	Year of construction	: 2024 (As per occupancy certificate)				
4	Estimated future life	: 59 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
12	Roofing and terracing	: R. C. C. Slab.				
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	:	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	:	3 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

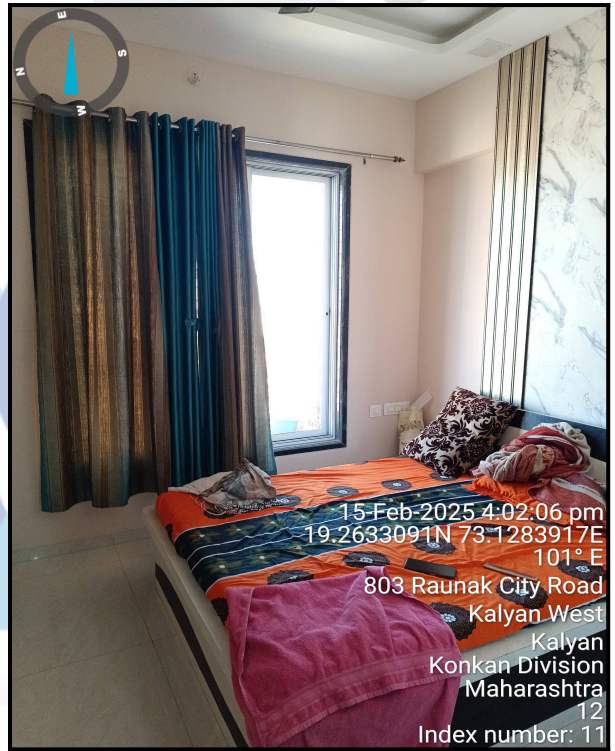
Actual Site Photographs



15-Feb-2025 4:02:59 pm
19.2633071N 73.1283351E
47° NE
Umbarde Road
Khadakpada
Kalyan
Konkan Division
Maharashtra
12
Index number: 22



15-Feb-2025 4:01:40 pm
19.2589104N 73.1318256E
85° E
803 Raunak City Road
Kalyan West
Kalyan
Konkan Division
Maharashtra
12
Index number: 7



15-Feb-2025 4:02:06 pm
19.2633091N 73.1283917E
101° E
803 Raunak City Road
Kalyan West
Kalyan
Konkan Division
Maharashtra
12
Index number: 11



15-Feb-2025 4:02:48 pm
19.2856214N 73.1937768E
101° E
Kalyan West
Kalyan
Konkan Division
Maharashtra
12
Index number: 19



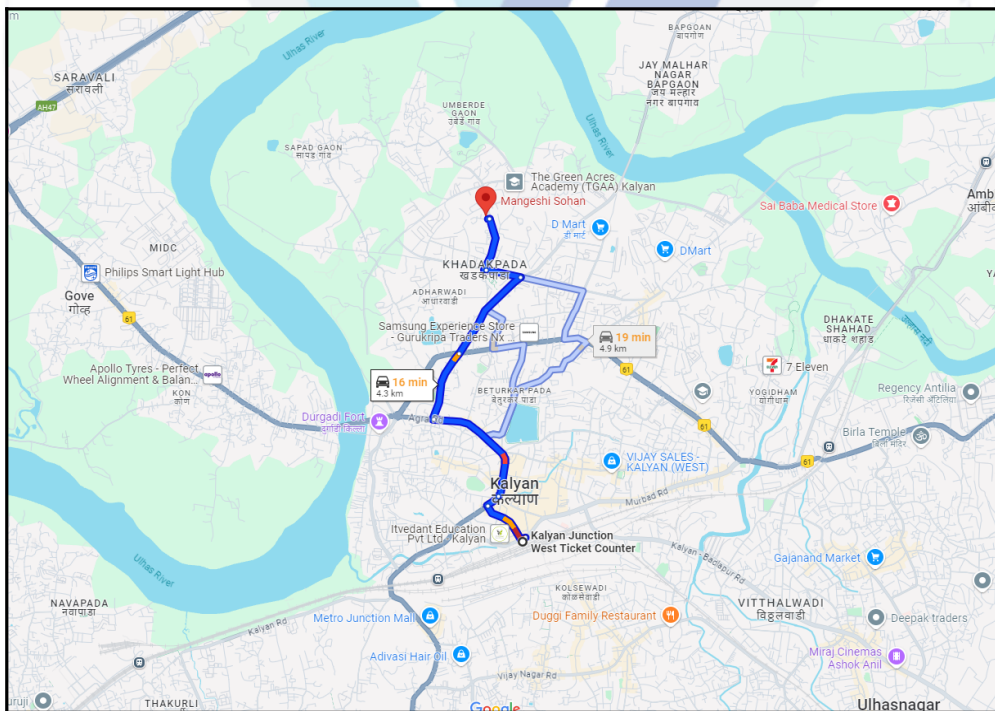
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°15'49.9"N 73°7'41.1"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 4.3 Km).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Kokan [Help on Division](#)

District Name	ठाणे	Taluka Name	कल्याण	Village/Zone Name	गावाचे नाव : वाडेघर
Attribute	सह नंबर	50		SubZone Name	16/58-वेभाग, 8अ वाडेघर
Mahapalika Area	Kalyan/Dombival Mun				

Open Land	Residence	Office	Shop	Industry	Unit
14000	70100	77900	87900	77900	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	70100			
Increase by 10% on Flat Located on 18 th Floor	7010			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	77,110.00	Sq. Mtr.	7,164.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	14000			
The difference between land rate and building rate(A-B=C)	63,110.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	77,110.00	Sq. Mtr.	7,164.00	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
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

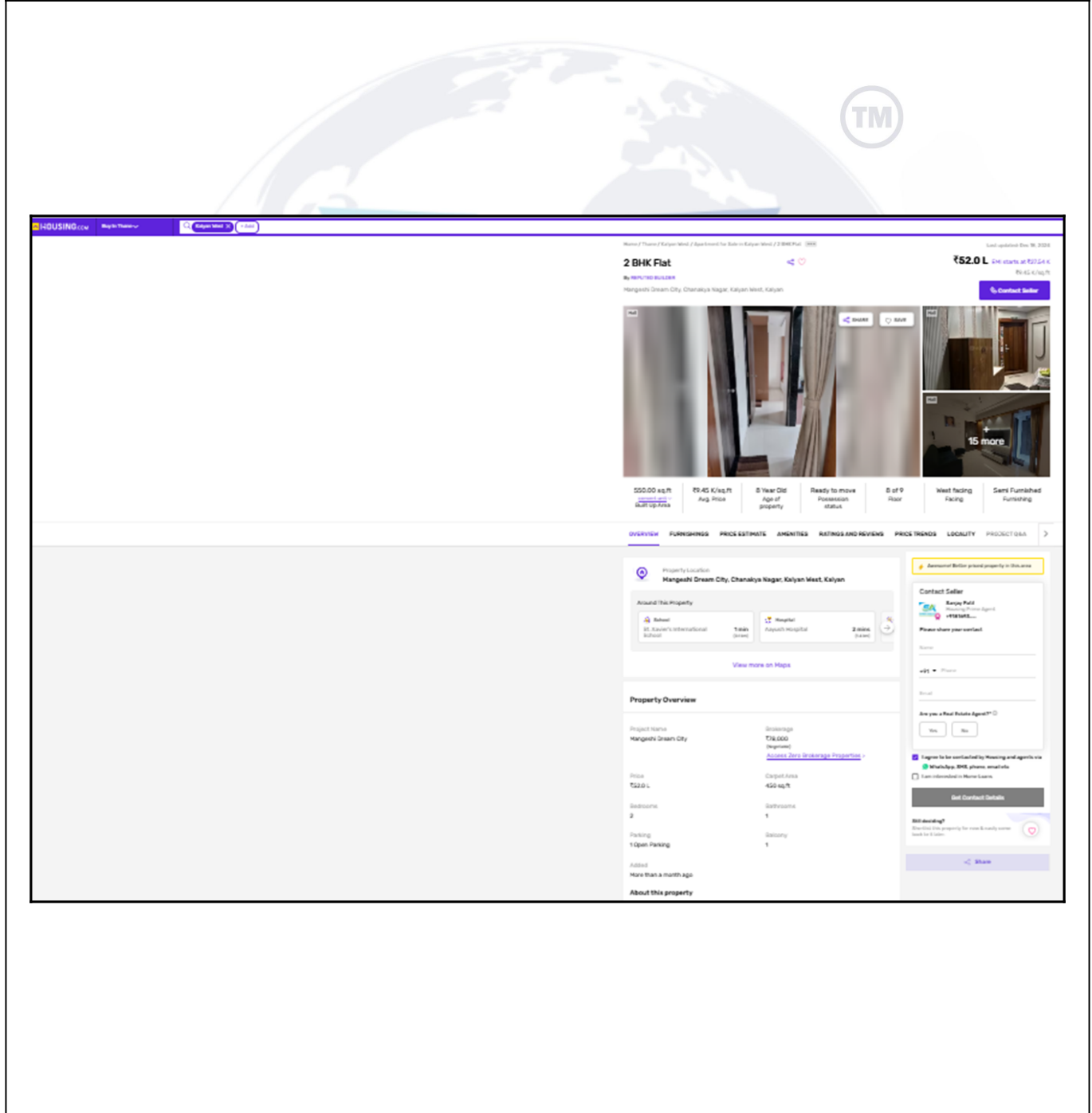
Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	760.00	836.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,184.00	₹10,167.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹85 Lac @ 11,184 per sq.ft. 2BHK 2Baths". Below this, it states "Flat/Apartment for Sale in Mangeshi Sohan, Adharwadi, Kalyan West". The listing is registered with RERA (Registration No: P51700029848) and has a website link to maharera.maharashtra.gov.in. The listing includes a video gallery with 1 video, 8 property photos, and 7 society photos. Key details include: Area (Carpet area: 760 sq.ft.), Configuration (2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room, Pooja Room), Price (₹85 Lac @ 11,184 per sq.ft.), Address (Mangeshi Sohan, Adharwadi, Kalyan West), Floor Number (16th of 20 Floors), Facing (East), and Property Age (Under Construction).

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	495.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,556.00	₹10,505.00	-



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	547.00	601.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,537.00	₹9,580.00	-



587370 02-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दृष्य निबंधक : द.नि. कल्याण 1 दस्त क्रमांक : 5873/2023 नोंदणी : Regn:53m
गावाचे नाव : वाठेघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5764000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4117500	
(4) भू-मापन,पोटहिस्ता व परक्रमांक (असल्यास)	1) पॉतिकेचे नाव:कल्याण-शिववलीइतर वर्णन : इतर माहिती: मोजे वाठेघर ता. कल्याण, जि. ठाणे पोथिल सर्व्हे क्रमांक 56 अ हिस्सा क्रमांक 6, सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1, सर्व्हे क्रमांक 56 अ/5 या जमिन मिळकतीवरील मंगेशी सोहन या प्रकल्पातील इमारत क्रमांक 01, सहाय्य मजल्यावरील सदनिका क्रमांक 609 चे क्षेत्रफळ 50.85 चौरस मीटर कारपेट असे असून सदर सदनिका या करारनाम्याचा विषय आहे. (तसेच इतर माहिती दस्तात नमुद केलेप्रमाणे वाचण्यात व समजण्यात यावी.) (Survey Number : सर्व्हे क्रमांक 56 अ हिस्सा क्रमांक 6, सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1, सर्व्हे क्रमांक 56 अ/5 :)	
(5) क्षेत्रफळ	50.85 चौ.मीटर	
(6) आकारणी किंवा लुहरी 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:-नेसर्स मंगेशी आणि देवेश्वर डेव्हलपर्स पॉतिके अफिकृत स्वाक्षरीकर्ते श्री. मंगेश दशरथ गायकर पॉतिके कुलमुख्यावरधारक श्री. रामपाल सोहनसिंग पुरोहित . वय:-36 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: अंबिका अपार्टमेंट, पहिला मजला, महार स्टोर्टस दुकानाजवळ, संतोषी माता रोड ता. कल्याण, जि. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAMAM9477A 2): नाव:-नेसर्स मंगेशी आणि देवेश्वर डेव्हलपर्स पॉतिके अफिकृत स्वाक्षरीकर्ते श्री.नरेंद्र सोहनसिंग पुरोहीत पॉतिके कुलमुख्यावरधारक श्री. रामपाल सोहनसिंग पुरोहित . वय:-36 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: अंबिका अपार्टमेंट, पहिला मजला, महार स्टोर्टस दुकानाजवळ, संतोषी माता रोड ता. कल्याण, जि. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAMAM9477A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. गौरव अशोक चव्हाण . वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रूम क्रमांक 302, प्रथमेश को. ऑप. सोसायटी, आग्रा रोड, गोकुळपुरा जवळ, कल्याण पश्चिम ठाणे , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-BCIPC0886R 2): नाव:-नितिनी अशोक चव्हाण . वय:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रूम क्रमांक 302, प्रथमेश को. ऑप. सोसायटी, आग्रा रोड, गोकुळपुरा जवळ, कल्याण पश्चिम ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AJJPC1602P	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/06/2023	
(10) दस्त नोंदणी केव्हाचा दिनांक	01/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5873/2023	
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	403500	
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक मूल्य 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	-		
	Carpet	Built Up	Saleable
Area	401.00	441.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,865.00	₹9,878.00	-



318470 02-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : द्रु.नि. कल्याण 1 दस्ता क्रमांक : 3184/2023 नोंदणी : Regn:63m
गावाचे नाव : वाठेघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4357100	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3089000	
(4) भू-मापन,पॉटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोबिवलीइतर वर्णन : इतर माहिती: मौजे वाठेघर ता. कल्याण,जि. ठाणे पोथिल सर्व्हे क्रमांक 56 अ हिस्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1,सर्व्हे क्रमांक 56 अ/5 या जमिन मिळकतीवरील मंगेशी सोहन या प्रकल्पातील इमारत क्रमांक 01,पंधराव्या मजल्यावरील सदनिका क्रमांक 1503 क्षेत्रफळ 37.26 चौरस मीटर कारपेट असे अचुन सदरतून सदनिका या करारनाम्याचा विषय आहे.(तसेच इतर माहिती दस्तात नमुद केलेप्रमाणे वाचण्यात व समजण्यात यावी.)(Survey Number : सर्व्हे क्रमांक 56 अ हिस्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1,सर्व्हे क्रमांक 56 अ/5 ;)	
(5) क्षेत्रफळ	37.26 चौ.मीटर	
(6)आकारणी किंवा जुती देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिंहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंगेशी मंगेशी आणि देवेश्वर डेवेलपर्स पोथेतर्फे अफिकृत स्वाधरीकर्ते श्री. मंगेश दशरथ गायकर पोथेतर्फे कुलमुखादारधारक श्री. शामल मंगेश गायकर . वय:-25 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: अंबिका अपार्टमेंट, पहिला मजला, महार स्वोर्टस टुकानावजळ, संतोषी मारा रोड ता. कल्याण, जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMAM9477A 2): नाव:-मंगेशी मंगेशी आणि देवेश्वर डेवेलपर्स पोथेतर्फे अफिकृत स्वाधरीकर्ते श्री.नरेंद्र सोहनसिंग पुरोहीत पोथेतर्फे कुलमुखादारधारक श्री. शामल मंगेश गायकर . वय:-25 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: अंबिका अपार्टमेंट, पहिला मजला, महार स्वोर्टस टुकानावजळ, संतोषी मारा रोड ता. कल्याण, जि.ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMAM9477A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. दिनकर संभाजी विचारे . . वय:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 2/12, मंगेशी घाम-2, मुरबाड हायवे, गोल्डन पार्क पळळ, तानाजी नगर कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ADIPV0290L 2): नाव:-श्री. अनिलेक दिनकर विचारे . . वय:-24; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 2/12, मंगेशी घाम-2, मुरबाड हायवे, गोल्डन पार्क पळळ, तानाजी नगर कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BGFV8668F	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केव्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3184/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	305000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विधायक पेशलेला 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 **17th 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.

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 **₹ 62,37,000.00 (Rupees Sixty Two Lakhs Thirty Seven 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

