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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Alpesh Rajnikant Shah & Geeta Alpesh Shah**

Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - C, "**Amber Star**", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°13'23.3"N 73°6'37.3"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.

**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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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - C, "**Amber Star**", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 301, State - Maharashtra, India belongs to **Alpesh Rajnikant Shah & Geeta Alpesh Shah**.

Boundaries of the property

North : Shree Shankheshwar Park Apartment  
South : Yashraj Bungalow  
East : Internal Road  
West : Sunrise Residency 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 **₹ 51,64,200.00 (Rupees Fifty One Lakhs Sixty Four Thousands Two Hundred 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. 701, 7<sup>th</sup> Floor, Wing - C, "Amber Star", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), 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 07.03.2025 for Housing Loan Purpose.
1	Date of inspection	04.03.2025
3	Name of the owner / owners	<b>Alpesh Rajnikant Shah &amp; Geeta Alpesh Shah</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. 701, 7 <sup>th</sup> Floor, Wing - C, "Amber Star", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 301, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Pratham Shah (Owner's Son) Contact No. 8779053523
6	Location, Street, ward no	Village - Kanchangaon, District - Thane
7	Survey / Plot No. of land	Village - Kanchangaon New Survey No - 29 (Pt)Old Survey No - 101
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. = 496.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 420.00</b>  <b>Balcony Area in Sq. Ft.= 16.00</b>  <b>Dry Balcony Area in Sq. Ft.= 13.00</b>  <b>Terrace Area in Sq. Ft.= 47.00</b></p> <p><b>Carpet Area in Sq. Ft. = 492.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 590.40</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kanchangaon, 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.
	<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 - Alpesh Rajnikant Shah & Geeta Alpesh Shah
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Alpesh Rajnikant Shah & Geeta Alpesh Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,300.00 (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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (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 07.03.2025 for Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - C, "**Amber Star**", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 301, State - Maharashtra, India belongs to **Alpesh Rajnikant Shah & Geeta Alpesh Shah**.

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

1)	Copy of Agreement for sale No.902/2016 Dated 29.03.2016 between M/s. Amber Corporation (The Developers) And Alpesh Rajnikant Shah & Geeta Alpesh Shah(The purchaser).
2)	Copy of Commencement Certificate No.KDMC / NRV / BP / DOV / 2012 - 2013 / 78 Dated 17.10.2012 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Building Completion Certificate No.KDMC / NRV / CC / DOV / 64 Dated 26.06.2015 issued by Kalyan Dombivli Municipal Corporation.

### Location

The said building is located at Village - Kanchangaon, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Residential Zone. It is at a traveling distance 2.4 Km from Thakurli Railway Station.

### Building



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The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 7th Floor is having 4 Residential Flat. The building is having 1 lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Cupboard + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 7th March 2025**

The Carpet Area of the Residential Flat	:	492.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2015 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building	:	10 Years
Cost of Construction	:	590.40 Sq. Ft. X ₹ 2,800.00 = ₹ 16,53,120.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$	:	15.00%
Amount of depreciation	:	₹ 2,47,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 35,700/- per Sq. M. i.e. ₹ 3,317/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 32,850/- per Sq. M. i.e. ₹ 3,052/- per Sq. Ft.
Value of property	:	492.00 Sq. Ft. X ₹ 11,000 = ₹54,12,000
Total Value of property as on 7th March 2025	:	₹54,12,000.00

(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 7th March 2025</b>	:	<b>₹ 54,12,000.00 - ₹ 2,47,800.00 = ₹ 51,64,200.00</b>
<b>Total Value of the property</b>	:	<b>₹ 51,64,200.00</b>
<b>The realizable value of the property</b>	:	<b>₹46,47,780.00</b>
<b>Distress value of the property</b>	:	<b>₹41,31,360.00</b>
<b>Insurable value of the property (590.40 X 2,800.00)</b>	:	<b>₹16,53,120.00</b>
<b>Guideline value of the property (590.40 X 3052.00)</b>	:	<b>₹18,01,901.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - C, "Amber Star", Village - Kanchangaon, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 51,64,200.00 (Rupees Fifty One Lakhs Sixty Four Thousands Two**

**Hundred Only)** as on 7th March 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 **7th March 2025** is **₹ 51,64,200.00 (Rupees Fifty One Lakhs Sixty Four Thousands Two Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



**PART III- VALUATION**

I, hereby declare that

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

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor				
3	Year of construction	: 2015 (Building Completion Certificate)				
4	Estimated future life	: 50 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.					

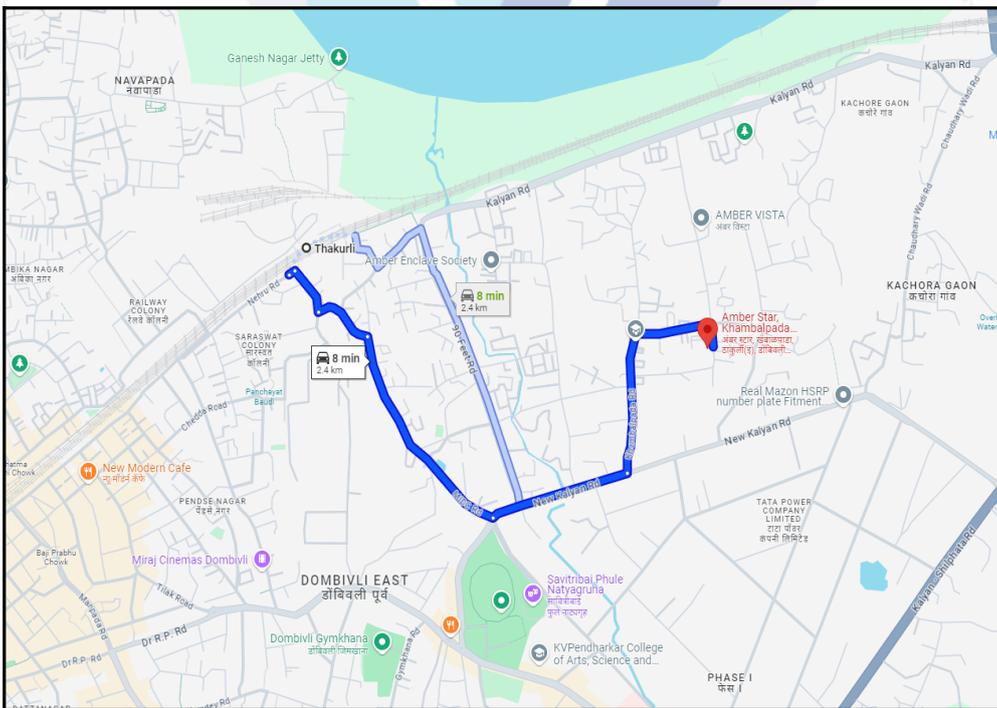
Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System



# Route Map of the property



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



**Longitude Latitude: 19°13'23.3"N 73°6'37.3"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thakurli - 2.4 Km).



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## Ready Reckoner Rate



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

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rate Guidelines
LOGOUT

### Valuation For Rural Area

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Kokan [Help on Division](#)

District Name	ठाणे	Taluka Name	भिवंडी	Village/Zone Name	गावाचे नाव : निजामपूर (1)
Attribute	सि.टी.एस. नंबर	4030		SubZone Name	1/4-वॉर्डे क्र.2/5) नाशिक
Mahapalika Area	Bhivandi-Nijampur Mu				

Open Land	Residence	Office	Shop	Industry	Unit
7200	34000	39000	44000	39000	Square Meter

Activate Windows  
Go to Settings to activate Windows.

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	34000			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	1700			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>35,700.00</b>	<b>Sq. Mtr.</b>	<b>3,317.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7200			
The difference between land rate and building rate(A-B=C)	28,500.00			
Percentage after Depreciation as per table(D)	10%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>32,850.00</b>	<b>Sq. Mtr.</b>	<b>3,052.00</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	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-



**NOBROKER**
Pay Rent / Post Your Property / Sign

**1 BHK Flat In Balaji Krushna For Sale In 421201, Kanchangan, Dombivli East, Dombivli, Maharashtra Model collage** Loan Verified

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

Neighb: HOPC Bank, Dombivli Railway Station, Ram Nagar, AIMS Hospital, Gopi Cine Hall, Lok Dhara Phase 2 Garden

**₹ 48 Lacs**  
Negotiable

**₹ 27,510/Month**  
Estimated EMI

**480**  
Sq.Ft

- 1 Bedroom
- 1 Bathroom
- 1 Balcony
- None Parking

Jan 17, 2023  
Possession  
Immediately  
Balaji Krushna Apartment  
Full Power Status

Get Owner Details

Report what was not correct in this property

**Overview**

Age of Building: Newly Constructed	Ownership Type: Self Owned
Maintenance Charges: ₹4.0 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 480 Sq.Ft	Carpet Area: 400 Sq.Ft
Furnishing Status: Unfurnished <span style="border: 1px solid green; padding: 2px;">Furnish Now</span>	Facing: East
Floor: 18/25	Parking: None
Gated Security: Yes	

**Activity On This Property**

0 Unique Views   0 Shortlist   0

**Sale Trend in mumbai**

Price Range (Per Sq.Ft): ₹ 4,000 - ₹ 9,214

Transactions: Growth (year-on-year): +41.27%

Activate Windows  
Go to Settings to activate Windows.

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	555.00	666.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹13,514.00	₹11,261.00	-



**NOBROKER**
Pay Rent | Post Your

**2 BHK Flat In Sarvodaya Swaroop For Sale In Kanchanganon**

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli east / 2BHK Flat for Sale in Dombivli east / Property Details

Neerby: HOF Bank | Dombivli Railway Station | Ram Nagar | AIMS Hospital | Gopi Cine Hall | Lok Dhara Phase 2 Garden

₹ 75 Lacs  
Non-negotiable

₹ 42,985/Month  
Estimated EMV

666  
Sq.Ft

2 Bedroom <small>h.o. of Bedroom</small>	Feb 21, 2023 <small>Posted On</small>
2 Bathroom <small>h.o. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Racery</small>	Sarvodaya Swaroop <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.4 Per Sq.Ft/M	Flooring	NA
Builtup Area	666 Sq.Ft	Furnishing Status	Semi <span style="border: 1px solid blue; padding: 2px;">Furnish Now</span>
Facing	East	Floor	1/10
Parking	None	Seked Security	Yes

**Activity On This Property**

30 Unique Views | 0 Shortlist

**Sale Trend in mumbai**

Price Range (Per Sq.Ft)  
₹ 4,429 - ₹ 8,264

Transactions

Growth (Last Year)  
+4.27%

Activate Win  
Go to Settings to

NoBroker Services

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	418.00	501.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,328.00	₹7,773.00	-

5089338 02-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.कल्याण 4 दस्ता क्रमांक : 5089/2019 शेदणी : Regn:63m
<b>गावाचे नाव : कांचनगाव</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	3650000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2664000		
(4) भू.मपन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोबिवलीइतर वर्णन :- इतर माहिती: मौजे कांचन गाव येथील स.न. 29(पै)हिस्सा न. 1/3 पै यावरील अंबर स्टार को ऑप हो सोसा मधील दुसरा मजला सदनिका क्र. 202 बी विंग क्षेत्र 418 चौ. फूट कार्पेट ( Survey Number : स.न. 29 (पै ) हिस्सा न. 1/3 पै ; )		
(5) क्षेत्रफळ	418 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-आदिती सविन घोष उर्फ आदिती प्रकाश बडे - - वय:-33 पत्ता:-प्लॉट नं. -, मळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 202 बी विंग अंबर स्टार को ऑप हो सोसा भोईर वाडी कांचनगाव ठाकुर्ली पु, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AQDPB7975L 2): नाव.-सविन घोषट घोष - - वय:-34 पत्ता:-प्लॉट नं. -, मळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 202 बी विंग अंबर स्टार को ऑप हो सोसा भोईर वाडी कांचनगाव ठाकुर्ली पु, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-ANLPG4210G		
(8) दस्तावेज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-स्वप्नील सत्यवान निमकर - - वय:-31; पत्ता:-प्लॉट नं. -, मळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 2 न्यू खारवाला चाळ काजूपाडा पाईप लाईन कुर्ता प, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं.-		
(9) दस्तावेज करून दिल्याचा दिनांक	16/04/2019		
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2019		
(11) अनुक्रमांक,खंड व पृष्ठ	5089/2019		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	219000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शैरा			
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	448.00	537.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,976.00	₹7,480.00	-

6598338 28-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.कल्याण 4 दस्त क्रमांक : 6598/2020 नेदणी : Regn:63m
<b>गावाचे नाव : कांचनगाव</b>			
(1)वितेशाच प्रकार	करारनामा		
(2)मोबदता	3875000		
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3240885.627		
(4) भू-मपन,पेटहिस्सा व परक्रमांक(असत्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: , इतर माहिती: विभाग नं. 10/43,फ्लॅट नं. 604,बी-विंग,बील्डींग नं. 3,सहावा मजला,क्षेत्र 448 चौ फूट कारपेट,सर्वोदय मंगल सोसायटी,कांचन गाव,खांबाल पाडा,ठाकूर्ती पूर्व( Survey Number : Old Survey No. 66, New Survey No. 6, Hissa No. 2, & Old Survey No. 94, New Survey No. 5, Hissa No. 4 ; )		
(5) क्षेत्रफळ	448 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा.या तिहुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सुरेखा शरद महाजन - - वय.-69 पत्ता.-फ्लॅट नं.-, माला नं.-, इमारतीचे नाव: सर्वोदय मंगल सोसायटी, ब्लॉक नं: फ्लॅट नं. 604, बी-विंग, बील्डींग नं. 3., रोड नं: कांचन गाव, ठाकूर्ती पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AFHPM9537J 2): नाव.-कोस्तुभ शरद महाजन - - वय.-36 पत्ता.-फ्लॅट नं.-, माला नं.-, इमारतीचे नाव: सर्वोदय मंगल सोसायटी, ब्लॉक नं: फ्लॅट नं. 604, बी-विंग, बील्डींग नं. 3, रोड नं: कांचन गाव , ठाकूर्ती पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-ANNPM8194R		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-शिथिर सदानंद पीरू - - वय.-28; पत्ता.-फ्लॅट नं.-, माला नं.-, इमारतीचे नाव: जयराम निवास, ब्लॉक नं: 4, रोड नं: स्टेशन रोड, ठाकूर्ती पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं.-BIDPP7468P		
(9) दस्तऐवज करून दिल्याच दिनांक	21/09/2020		
(10)दस्त नोंदणी केल्याच दिनांक	21/09/2020		
(11)अनुक्रमांक,खंड व पृष्ठ	6598/2020		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	116300		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)घेरा			
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 **7th March 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 **₹ 51,64,200.00 (Rupees Fifty One Lakhs Sixty Four Thousands Two Hundred 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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**Vastukala Consultants (I) Pvt. Ltd.**

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