

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Aparna Atul Sane & Atul Pandurang Sane**

Residential Flat No. 2306, 23rd Floor, Wing - A, "**Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd**", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'20.2"N 72°57'39.0"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch




Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2306, 23rd Floor, Wing - A, "Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India belongs to **Aparna Atul Sane & Atul Pandurang Sane**.

Boundaries of the property.

North : Wing – B & C
South : Dosti Vihar Water Tank
East : Internal Road
West : Internal Road

Considering various parameters recorded, 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 for **₹ 1,11,59,575.00 (Rupees One Crore Eleven Lakh Fifty Nine Thousand Five Hundred Seventy Five 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 valuation report.

Hence certified

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

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 2306, 23rd Floor, Wing - A, "Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – 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 the Fair Market Value as on 26.03.2023 for Banking Purpose
2	Date of inspection	25.03.2023
3	Name of the owner/ owners	Aparna Atul Sane & Atul Pandurang Sane
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. 2306, 23 rd Floor, Wing - A, "Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India. Contact Person: Atul P. Sane (Owner) Contact No: 9421433219
6	Location, street, ward no	Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Survey No. 144A/1(P), 145/5(P), 146/5B,6B, 148/1B,3,7&8B, 149/2B, 149/3/2,4,4/1 & 3, 150/2,4 & 5, 152/4, 165/5, 166/1, 169, 170/1 to 8, 171/1(P) to 9, 172/1,2, 173A/1 of Village - Panchpakhadi
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	<p>Carpet Area in Sq. Ft. = 503.00 Cupboard Area in Sq. Ft. = 14.00 Balcony Area in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 537.00 (Area as per Actual Site measurement)</p> <p>Built Up Area in Sq. Ft. = 602.00 (Area as per Index II)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane.
14	If freehold or leasehold land	freehold
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
21	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Details not provided
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 28,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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.
	SALES	
38	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
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (As per site information)
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, Naupada Thane Branch to assess fair market value as on 26.03.2023 for Residential Flat No. 2306, 23rd Floor, Wing - A, "**Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd**", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India belongs to **Aparna Atul Sane & Atul Pandurang Sane.**

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 07.04.2016 between Messrs. Dosti Corporation (The Promoters) and Aparna Atul Sane & Atul Pandurang Sane (The Purchasers) (4 Pages from Documents).
2	Copy of Commencement Certificate No. V.P. No. 2007 / 23 / TMC / TDD / 28 dated 30.04.2013 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 144A/1(P), 145/5(P), 146/5B,6B, 148/1B,3,7&8B, 149/2B, 149/3/2,4,4/1 & 3, 150/2,4 & 5, 152/4, 165/5, 166/1, 169, 170/1 to 8, 171/1(P) to 9, 172/1,2, 173A/1 of Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walkable distance 4.1 Km. from Thane railway station.

BUILDING:

The building under reference is having Basement + Podium + Stilt + 1st to 29th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 23rd Floor is having 6 Residential Flat. 3 Lifts are provided in building.

Residential Flat:

The residential flat under reference is situated on the 23rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Cupboard Area + Balcony (**i.e., 2 BHK with 2 Toilets**). The residential flat is finished with Italian Marble & Ceramic flooring, Teak Wood door framed with flush shutter door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

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Valuation as on 26th March 2023

The Built Up Area of the Residential Flat	:	602.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	7 years
Cost of Construction	:	602.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,05,000.00
Depreciation $\{(100-10) \times 7 / 60\}$:	10.50%
Amount of depreciation		₹ 1,58,025.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,615.00 per Sq. M. i.e. ₹ 13,900.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,41,254.00 per Sq. M. i.e. ₹ 13,123.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 26.03.2023	:	602.00 Sq. Ft. X ₹ 18,800.00 = ₹ 1,13,17,600.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 26.03.2023	:	₹ 1,13,17,600.00 - ₹ 1,58,025.00 = ₹ 1,11,59,575.00
Total Value of the property	:	₹ 1,11,59,575.00
The realizable value of the property	:	₹ 1,00,43,618.00
Distress value of the property	:	₹ 89,27,660.00
Insurable value of the property (602.00 Sq. Ft. X ₹ 2,500.00)	:	₹ 15,05,000.00
Guideline value of the property (602.00 Sq. Ft. X 13,123.00)	:	₹ 79,00,046.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2306, 23rd Floor, Wing - A, "Dosti Vijeta (Dosti Vihar) Co-op. Hsg. Soc. Ltd", Dosti Vihar Complex, Near Vedant Complex, off. Pokharan Road No. 1, Vartak Nagar, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 1,11,59,575.00 (Rupees One Crore Eleven Lakh Fifty Nine Thousand Five Hundred Seventy Five Only)** as on **26th March 2023**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **26th March 2023 is ₹ 1,11,59,575.00 (Rupees One Crore Eleven Lakh Fifty Nine Thousand Five Hundred Seventy Five 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- DECLARATION

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:

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ANNEXURE TO FORM 0-1

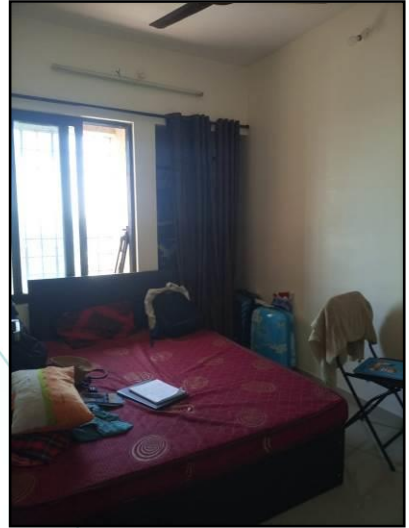
Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Podium + Stilt + 1 st to 29 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 23 rd Floor
3.	Year of construction	2016 (As per site information)
4.	Estimated future life	53 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters door & Powder Coated Aluminum sliding windows
10.	Flooring	Mosaic & Ceramic flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	
19.	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C 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




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Actual site photographs



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20222023 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : पांचपाखाडी

Search By: Survey No Location

Enter Survey No: 166 Search

उपविभाग	सुली जमीन	निवासी सदनिळा	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
5/15/A-5क) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक जे-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/16/G-5क) सर्वे नंबर	45100	130100	143000	161400	143000	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,30,100.00			
Reduced by 15% on Flat Located on 23 rd Floor	19,515.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,49,615.00	Sq. Mt.	13,900.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	45,100.00			
The difference between land rate and building rate (A – B = C)	1,04,515.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,41,254.00	Sq. Mt.	13,123.00	Sq. Ft.

Building not having lift

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

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

Table – D: 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

Buy in Thane Thane West + Add Download App List Property

Home / Thane / Thane West / Dosti Vihar Last updated: Sep 21, 2021

Dosti Vihar

By DOSTI REALTY

Near Vedant Complex, Off Pokhran Road No. 1, Thane (West), Thane

Price excludes maintenance, floor rise c... [See More](#)

[Contact Seller](#)

★ 4 [Write a Review](#)

Project Images [SHARE](#) [SAVE](#)

2.5, 3 BHK Apartments Configurations

Ready to Move Possession Status

Price on request Avg. Price

803.00 sq.ft. - 950.00 sq.ft. (Carpet Area) Sizes

Overview/Home Highlights More About Project About Project Recommended Properties Floor Plan Tour Th

Nice choice. Let's connect with the seller

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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Pokhran Road > 2 BHK Flats for Sale in Pokhran Road > 837 Sq-Ft

Posted on: Nov 04, 22 Property ID: 63968839

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₹1.25 Cr [Get ₹37500 cashback on Home Loan](#) ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Dosti Vihar, Pokhran Road, Thane

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: 540 sqft - ₹23,148/sqft

Developer: DOSTI REALTY Project: Dosti Vihar

Floor: 5 (Out of 20 Floors) Transaction Type: Resale Status: Ready to Move

Furnished Status: Semi-Furnished Age Of Construction: 5 to 10 years

[Contact Owner](#) [Get Phone No.](#) Last contact made 18 days ago

[Download Brochure](#)

More Details

Price Breakup: ₹1.25 Cr

Address: Pokhran Road, Thane - Central Thane, Maharashtra

Contact Owner
Ambarish +91-99XXXXXX80

Your Name: nitesh

Email: nitesh.khedekar@gmail.com

Mobile Number: IND +91 8369040652

[Get Contact Details](#)

Sales Instances

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Vartak Nagar > 2 BHK Flats for Sale in Vartak Nagar > 900 Sq.ft

Posted on: Mar 26, 23 Property ID: 65931935

₹1.28 Cr Get ₹38,400 cashback on Home Loan VERIFIED ON SITE

2 BHK 900 Sq-ft Flat For Sale **Vartak Nagar, Thane**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: 580 sqft | ₹22,069/sqft
Developer: **DOSTI REALTY** | Project: **Dosti Vihar**
Floor: 15 (Out of 21 Floors) | Transaction Type: **Resale** | Status: **Ready to Move**
Facing: East | Lifts: 3 | Furnished Status: **Semi-Furnished**

East Facing Property

Contact Agent: **Sudhir Thakkar** -91-81XXXXXX17

Your Name: _____
Email: _____
IND: +91 | Mobile Number: _____
I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

Download Brochure

More Details

Price Breakup: ₹1.28 Cr | ₹4,000 Monthly
Booking Amount: ₹10 Lac
Address: Near Vedant Complex, Pokhran Road, Thane, Vartak Nagar, Thane - Central Thane, Maharashtra

square yards Thane Buy Rent Projects Agents More Services Resources Data Intelligence Sell or Rent Property Login

Home > Property for Sale in Thane > Property for Sale in Vartak Nagar > Property for Sale in Dosti Vijeta, Thane > 2 Bedroom 565 Sq.Ft. Apartment in Vartak Nagar Thane

2510 Views | Compare

Living Room, dosti-vijeta 2 | Bedroom 565 Sq.Ft. Apartment in Vartak Nagar Thane 4744185

2 Bedroom 565 Sq.Ft. Apartment in Vartak Nagar Thane
Listing ID #4744185

₹ 1.26 Cr. Need Loan? Get Free Credit Score!

2 Bedrooms | Unfurnished | 2 Bathroom | 565 Sq.Ft. (Carpet Area) | East Facing

Get Instant Home Loan | Request for Call

Overview Amenities Agent Overview About Project Data Intelligence Commute Time Vartak Nagar Reviews

Key Highlights

Affordable | Vastu compliant | Free Hold | Gated Society | Luxury lifestyle

Welcome to the luxurious society of vartak nagar in thane.

- We have a beautiful property in the east facing 29th floor in a 29 storied building.
- This property is available at a price of Rs 12600000 only.
- The area of the apartment is 565 square feet and divided into 2 bedrooms, 2 bathrooms.
- There is 1 parking facility available as well.

Contact our Real Estate Experts

Preferred Partner: **Anand Real Estate Co...** +9193225XXXXX

Name: _____
Email ID: _____

Sales Instances

31374 26-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 313/2023 नोदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13300000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11367000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका नं. 1904,19 वा मजला,बी विंग,दोस्ती वसुधा बिल्डींग,दोस्ती वसुधा(दोस्ती विहार)को- ऑप.हौ.सो.लि.,दोस्ती विहार कॉम्पलेक्स,ऑफ पोखरण रोड नं. 1,वर्तकनगर,ठाणे प.,सदनिकेचे क्षेत्रफळ 665 चौ.फुट म्हणजेच 61.78 चौ.मी. कार्पेट व सोबत एक कार पार्किंग स्पेस नं. बी-101 सहीत,झोन नं. 5/16-5क((Survey Number : Survey No. 144A/1(1pt), Survey No. 145(pt), Survey No. 146/5B,6B, Survey No. 148/1B, 3,7,8B, Survey No. 149/2B, Survey No. 149/3/2,4, 4/1, 4/3, Survey No. 150/2, 4, 5, Survey No. 152/4, Survey No. 165/5, Survey No. 166/1, Survey No. 169, Survey No. 170, Survey No. 171/1(pt), to 9, Survey No. 172/1,2, Survey No. 173A/1, New Survey No.170/1, 170/2, 170/3, 170/4, 170/5, 170/6, 170/7, 170/8 ;))	
(5) क्षेत्रफळ	74.16 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रमेश बाळाराम नायर . . वय:-61 पत्ता:-प्लॉट नं: 1904, 19 वा मजला, माळा नं: बी विंग, दोस्ती वसुधा बिल्डींग, इमारतीचे नाव: दोस्ती वसुधा (दोस्ती विहार) को-ऑप.हौ.सो.लि., ब्लॉक नं: दोस्ती विहार कॉम्पलेक्स, रोड नं: ऑफ पोखरण रोड नं. 1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ABCPN8988R 2): नाव:-अनिता रमेश नायर . . वय:-54 पत्ता:-प्लॉट नं: 1904, 19 वा मजला, माळा नं: बी विंग, दोस्ती वसुधा बिल्डींग, इमारतीचे नाव: दोस्ती वसुधा (दोस्ती विहार) को-ऑप.हौ.सो.लि., ब्लॉक नं: दोस्ती विहार कॉम्पलेक्स, रोड नं: ऑफ पोखरण रोड नं. 1, वर्तकनगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ABWPN0176F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-घनशाम बत्तास भंडारे . . वय:-60; पत्ता:-प्लॉट नं: रुम नं. सी/40, माळा नं: तिसरा मजला, इमारतीचे नाव: रामचंद्र को-ऑप.हौ.सोसायटी, ब्लॉक नं: यशोधन नगर बस स्टॉपच्या मागे, रोड नं: लोकमान्य नगर, ठाणे प., महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ACJPB2966P 2): नाव:-सुजाता घनशाम भंडारे . . वय:-56; पत्ता:-प्लॉट नं: रुम नं. सी/40, माळा नं: तिसरा मजला, इमारतीचे नाव: रामचंद्र को-ऑप.हौ.सोसायटी, ब्लॉक नं: यशोधन नगर बस स्टॉपच्या मागे, रोड नं: लोकमान्य नगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BFTPB6408J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	313/2023	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th March 2023**

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 1,11,59,575.00 (Rupees One Crore Eleven Lakh Fifty Nine Thousand Five Hundred Seventy Five Only).**

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

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

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