

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-6161/22-23	Dated 29-Mar-23
Buyer (Bill to) COSMOS BANK BANDRA WEST BRANCH 16, Lubina Turner Road, OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30723 / 46513	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No. : 0171001022668

Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

Remarks:

Mrs. Jyoti Gangaprasad Mudiraj - Residential Flat No. 1302, 13th Floor, "Dosti Desire", Brahmand, Village - Kolshet, Thane (West), Thane - 400 607, State - Maharashtra, Country - India

Company's PAN : AADCV4303R

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rattool
Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Jyoti Gangaprasad Mudiraj**

Residential Flat No. 1302, 13th Floor, "**Dosti Desire**", Brahmand, Village – Kolshet, Thane (West),
Thane – 400 607, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'36.7"N 72°58'50.0"E

Valuation Prepared for

Cosmos Bank

Bandra (West)




16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.



www.vastukala.org

Our Pan India Presence at :

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

 **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFAX : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1302, 13th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India belongs to **Mrs. Jyoti Gangaprasad Mudiraj**.

Boundaries of the property.

North : Dosti Perl
South : Dosti Desire – Sale Office
East : Dosti Desire – Phase II
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 **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400008, st=Maharashtra,
serialNumber=9145656466cc966b2a55abfca3f9628c1bd,
2.5.4.20=18236c0f0a4c3d3c73a0c39c068591c0904f6e0b0e0
3611127901720805452.ppt&E=900008, email=manojbaburao,
2e194e282a09227b0236c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.29 18:09:01 +05'30'





Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

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Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 1302, 13th Floor, "Dosti Desire", Brahmand, Village – Kolshet,
Thane (West), Thane – 400 607, 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 29.03.2023 for Bank Loan Purpose
2	Date of inspection	28.03.2023
3	Name of the owner/ owners	Mrs. Jyoti Gangaprasad Mudiraj
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 1302, 13 th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India. Contact Person: Miss. Priyanka Pandey (Tenant) Contact No. -
6	Location, street, ward no	Brahmand, Village – Kolshet, Thane (West), Thane – 400 607
	Survey/ Plot no. of land	Survey No. 85/1B, 85/1C, 86/1/1/C, 87/17B & others
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. = 265.00 Balcony Area in Sq. Ft. = 12.00 Total Carpet Area in Sq. Ft. = 277.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 301.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is	Brahmand, Village – Kolshet, Thane (West),

	abutting	Thane – 400 607
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
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?	Tenant Occupied – Miss. Priyanka Pandey Rented Since – 3 Months
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,000.00 Present 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.
		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 – 2020 (As Per Occupancy

	year of 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 29.03.2023 for Residential Flat No. 1302, 13th Floor, "**Dosti Desire**", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India belongs to **Smt. Jyoti Gangaprasad Mudiraj**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 01.12.2022.
2	Copy of Occupancy Certificate V. P. No. S05 / 0079 / 14 / TMC / TDD / OC / 0223 / 20 dated 05.08.2022 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate V.P. No. S05 / 0079 / 14 / TMC / TDD / 2152 / 17 dated 24.11.2016 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 85/1B, 85/1C, 86/1/1/C, 87/17B & others of Village – Kolshet, Thane (West), Thane. The property falls in Residential Zone. It is at a travelling distance 10 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 23 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 building external condition is good. The building is used for residential purpose. 13th Floor is having 4 Residential Flats. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath + Passage + Balcony Area (i.e. **1BHK with W.C. + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 29th March 2023

The Built Up Area of the Residential Flat	:	301.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2020 (As Per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	03 Years
Cost of Construction	:	301.00 X 2,600.00 = ₹ 7,82,600.00
Depreciation $\{(100-10) \times 47 / 65\}$:	N.A. Building age is below 5 years.
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,04,060.00 per Sq. M. i.e. ₹ 9,667.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
Value of property as on 29.03.2023	:	301.00 Sq. Ft. X ₹ 15,000.00 = ₹ 45,15,000.00

(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 29.03.2023	:	₹ 45,15,000.00
Total Value of the property	:	₹ 45,15,000.00
The realizable value of the property	:	₹ 40,63,500.00
Distress value of the property	:	₹ 36,12,000.00
Insurable value of the property (301 X 2,600.00)	:	₹ 7,82,600.00
Guideline value of the property (301 X 9,667.00)	:	₹ 29,09,767.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1302, 13th Floor, "Dosti Desire", Brahmand, Village – Kolshet, Thane (West), Thane – 400 607, State – Maharashtra, Country – India for this particular purpose at **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand Only)**, as on **29th March 2023**.

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 **29th March 2023 is ₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand 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



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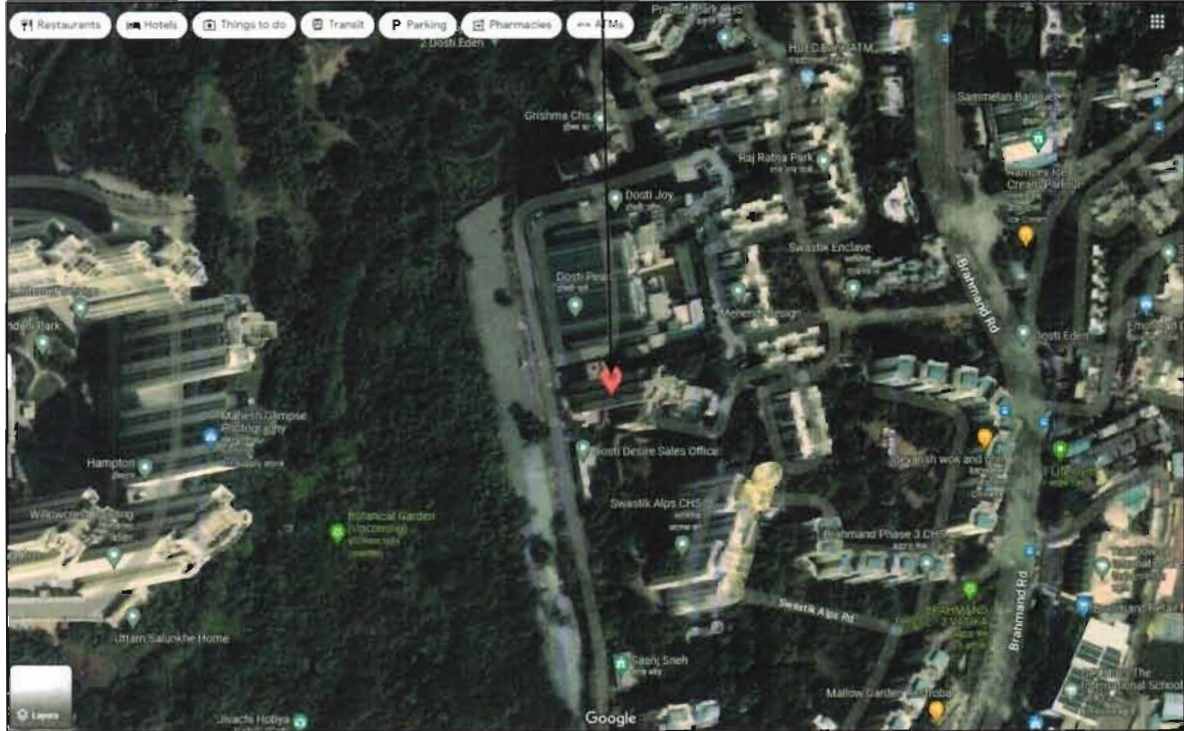
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 23 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 13 th Floor
3.	Year of construction	2020 (As Per Occupancy Certificate)
4.	Estimated future life	57 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, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18.	No. of lifts and capacity	2 Lifts
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	Cement concrete 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

Site,u/r



Latitude Longitude - 19°14'36.7"N 72°58'50.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 10 Km.)

Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
18500	94600	100500	118300	108500	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,600.00			
Increased by 10% on Flat Located on 13 th Floor	9,460.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,04,060.00	Sq. Mtr.	9,667.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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

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

magicbricks
Post Property

Home > Property for Sale in Thane > Flat for Sale in Thane > Flat for Sale in Chodbunder Road > Flat for Sale in Chodbunder Road > 46513
Posted on Feb 16, 22 | Property ID: 46513-49

₹ 48.0 Lac Get ₹ 1 to ₹ 200 cashback on home loan ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Dosti Desire Chodbunder Road, Thane



1 Bed **1 Bath** **1 Balcony** **Semi-Furnished**

Carpet Area 287 sqft - 418.72 sqft	Developer Dosti Realty	Project Dosti Desire
Floor 7 (Out of 17 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	Furnished Status Semi-Furnished	Type Of Ownership Freehold

Opposite orchid international school Manpada Thane West

Contact Owner
Get Phone No.
Property viewed by 7 People
Last contact made 1 day ago

More Details

Price Breakup	₹ 48 Lac ₹ 2,400 Monthly
Booking Amount	₹ 5.0 Lac
Address	Chodbunder Road, Chodbunder Road, Thane - Central Thane, Maharashtra
Landmarks	Opposite orchid international school Manpada Thane West
Furnishing	Semi-Furnished

Contact Owner

Jaya Khilari +919600000094

Your Name

Name field can't be left blank. Please enter your name

Email

Email ID field can't be left blank. Please enter

IND +91 Mobile Number

Please enter a 10-digit Mobile number

I agree to MagicBricks Terms of Use

Get Contact Details


Download Brochure

magicbricks
Post Property

Home > Property for Sale in Thane > Flat for Sale in Thane > Flat for Sale in Brahmand > Flat for Sale in Brahmand > 46513-50
Posted on Feb 15, 22 | Property ID: 46513-50

₹ 48.0 Lac Get ₹ 1 to ₹ 200 cashback on home loan ONLY ON MAGICBRICKS

1 BHK 451 sq ft Flat For Sale Brahmand, Thane



1 Bed **1 Bath** **1 Balcony** **Semi-Furnished**

Carpet Area 300 sqft - 416.00 sqft	Developer Dosti Realty	Project Dosti Desire
Floor 4 (Out of 24 Floors)	Transaction Type Resale	Status Ready to Move
Facing North - East	Lifts 2	Furnished Status Semi-Furnished

Last contact made 12 days ago

More Details

Price Breakup	₹ 48 Lac ₹ 2,500 Monthly
Booking Amount	₹ 10 Lac
Address	Brahmand, Chodbunder Road, Thane, Brahmand, Thane - Central Thane, Maharashtra
Landmarks	Nr Rainbow and Orchid International School
Furnishing	Semi-Furnished
Flooring	Vitrified

Contact Agent

Anand Patil +919600000086

Your Name

Name field can't be left blank. Please enter

Email

Email ID field can't be left blank. Please enter

IND +91 Mobile Number

Please enter a 10-digit Mobile number

I agree to MagicBricks Terms of Use

Get Contact Details

Download Brochure

Price Indicators

The screenshot displays a real estate listing on the '99acres' platform. The main heading is '₹50 Lac' for a '1BHK 1Bath' property. Below the price, it lists 'Carpet area: 287 sq.ft.' and '1 Bedroom, 1 Bathroom, 2 Balconies'. The price is further detailed as '₹50 Lac + GST Charges & Tax @ 12.421 per sq.ft.'. Other features include 'South East' orientation and '12.5 Year Old'. A 'Places nearby' section shows markers for 'Thane Station', 'Eastern Express Highway', 'Power', 'Panel', and 'Airport'. The listing also includes a 'Property (1)' image showing an interior view of a room with a window and a 'Society (2)' section.

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Sales Instance

8662335	सूची क्र.2	दुग्ध निबंधक : सह दु.नि.ठाणे 5
16-02-2023		दस्ता क्रमांक : 8662/2022
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कोलशेत		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभावा(भाडेवट्ट्याच्या बाबतिलपट्टाकर आकरणी देतो की पट्टेदार ते नमुद करावे)	3093561.9	
(4) मू-मापन,पोटीयमा व पराक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सर्वनिका नं: 1301, माळा नं: 13 वा प्रजला,बी-विंग,दोमती जॉय, इमारतीचे नाव: दोमती जॉय(दोमती डिजायर)को.ऑप.हौ.सो.लि., ब्लॉक नं: दोमती डिजायर-दोमती जॉय,ब्रदॉड, रोड नं: ऑफ बी.बी.रोड,ठाणे प., इतर माहिती: झोन क्र.10/41-2 ड,सर्वनिकेचे क्षेत्रफळ 290.31 चौ.फुट कारपेट. ((Survey Number : 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C, 90 ;))	
(5) क्षेत्रफळ	290.31 चौ.फुट	
(6)आकरणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या यंत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विद्याधर वसंत राणे - वय:-38 पत्ता:-प्लॉट नं: सर्वनिका क्र.1301, माळा नं: 13 वा प्रजला,बी-विंग,दोमती जॉय, इमारतीचे नाव: दोमती जॉय (दोमती डिजायर) को.ऑप.हौ.सो.लि., ब्लॉक नं: दोमती डिजायर-दोमती जॉय,ब्रदॉड, रोड नं: ऑफ बी.बी.रोड,ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 वॉन नं:-AFYPR8558R	
(8)दस्तऐवज करून देणा-या यंत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश विश्वास जगम - वय:-51; पत्ता:-प्लॉट नं: सर्वनिका क्र.2/203, माळा नं: -, इमारतीचे नाव: गावडी घास विल्डींग, ब्लॉक नं: माजिबडे, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 वॉन नं:-AFZP/0436K 2): नाव:-ज्योती गणेश जगम - वय:-49; पत्ता:-प्लॉट नं: सर्वनिका क्र.2/203, माळा नं: -, इमारतीचे नाव: गावडी घास विल्डींग, ब्लॉक नं: माजिबडे, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 वॉन नं:-ALSPJ6227F	
(9) दस्तऐवज करून दिव्याचा दिनांक	24/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2022	
(11)अनुक्रमांक,खंड व पुढ	8662/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)गंग		
मुल्यांकनासाठी विषयास पोतलेला तपशील:-:		
मुद्रांक शुल्क अकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

20505335	सूची क्र.2	दुकान निबंधक : सह दु.नि.ठाणे 5
16-02-2023		दस्त क्रमांक : 20505/2022
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		मोदणी : Regn.63m
गावाचे नाव : कोलशेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4700000	
(3) बाजारभावा(भाडेपट्ट्याचा बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2877732	
(4) भू-मापन,पोटोडिमा व धरुक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका नं. 402,4 था मजला,बी विंग(विलिडिंग नं. 5),दोस्ती जॉय,दोस्ती जॉय दोस्ती डिझायर को. ऑप. ही. सो. लि.,दोस्ती डिझायर-दोस्ती जॉय प्रोजेक्ट,ग्रमहाड रोड,घोडबंदर रोड,कोलशेत,ठाणे प.,क्षेत्र 27.64 चौ. मीटर कार्पेट,(जोन नं. 10/41 2ड)((Survey Number : 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 ;))	
(5) क्षेत्रफळ	27.64 चौ.मीटर	
(6)आकारणी किंवा जुदी देण्यात आलेले नसा.		
(7) दस्तऐवज कसत घेता-वा लिहून देण्या-चा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिषादिते नाव व पत्ता.	1): नाव:-यासल एच. रोहा वय:-47 पत्ता:-प्लॉट नं: 402 , माळा नं: 4 था मजला, बी विंग , इमारतीचे नाव: दोस्ती जॉय विलिडिंग, दोस्ती डिझायर - दोस्ती जॉय प्रोजेक्ट , ब्लॉक नं: ग्रमहाड रोड, ऑफ घोडबंदर रोड , रोड नं: कोलशेत, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AEUPR7942G 2): नाव:-होरा आनंदप्रकाश रोहा वय:-47 पत्ता:-प्लॉट नं: 402 , माळा नं: 4 था मजला, बी विंग, इमारतीचे नाव: दोस्ती जॉय विलिडिंग, दोस्ती डिझायर - दोस्ती जॉय प्रोजेक्ट, ब्लॉक नं: ग्रमहाड रोड, ऑफ घोडबंदर रोड , रोड नं: कोलशेत, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ADVPR3257J	
(8)दस्तऐवज कसत घेता-चा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिषादिते नाव व पत्ता	1): नाव:-डेव्हानंद निकोलस निकोलस वय:-27; पत्ता:-प्लॉट नं: सय नं. 104 , माळा नं: पहिला मजला , इमारतीचे नाव: ग्लोरिया सी एच एच , ब्लॉक नं: गिगम हॉटेल , रोड नं: कोयरी, ठाणे प. , महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-HBZPS7332J	
(9) दस्तऐवज कसत दिल्याचा दिनांक	20/12/2022	
(10)दस्त मोदणी केल्याचा दिनांक	20/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	20505/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	329000	
(13)बाजारभावाप्रमाणे मोदणी शुल्क	30000	
(14)वेरा		
मुद्रांकनामादी विभागात पेतलेला तपशील:-:		
मुद्रांक शुल्क आकारलेला निहालेला अनुबंध :- :	(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 **29th 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 knowledgeably 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 **₹ 45,15,000.00 (Rupees Forty Five Lakh Fifteen Thousand Only)**.

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=AC3066,
2.5.4.20=00220ac5a07d0220c03e20208091880c73013a1135,
1.3.6.1.5.5.2.1.1=00220ac5a07d0220c03e20208091880c73013a1135,
serialNumber=4115a5f6b4b0c9602a5a07d0220c03e20208091880c73013a1135,
#4115a5f6b4b0c9602a5a07d0220c03e20208091880c73013a1135,
Date: 2023.03.29 18:08:51 +05:30'


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create