

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dinesh Krishna Banjan & Mrs. Sharada Dinesh Banjan**

Residential Flat No. 6, 1<sup>st</sup> Floor, Building No. L-2/3, "New Nilgiri Co-Op. Hsg. Soc. Ltd.", Sector – 7,  
Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'29.4"N 72°56'38.3"E

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### Valuation Done for:

**Cosmos Bank**

**Mulund (West) Branch**




Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West), Mumbai – 400 080,  
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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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 **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 6, 1<sup>st</sup> Floor, Building No. L-2/3, "New Nilgiri Co-Op. Hsg. Soc. Ltd.", Sector – 7, Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604, State – Maharashtra, Country – India belongs to **Mr. Dinesh Krishna Banjan & Mrs. Sharada Dinesh Banjan.**

### **Boundaries of the property.**

North : Internal Road  
South : Vasant Bangla  
East : Navjai CHSL  
West : Om Shree Dutt CHSL

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 **₹ 72,51,920.00 (Rupees Seventy Two Lakh Fifty One Thousand Nine Hundred Twenty 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.**

Think.Innovate.C



**Director**

**Auth. Sign.**

**Sharadkumar 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 in Form – 01



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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**Delhi NCR** **Nashik** **Ahmedabad** **Jaipur**

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**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
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**Valuation Report of Residential Flat No. 6, 1st Floor, Building No. L-2/3, "New Nilgiri Co-Op. Hsg. Soc. Ltd.",  
Sector – 7, Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604,  
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 22.04.2023 for Banking Purpose
2	Date of inspection	20.04.2023
3	Name of the owner/ owners	<b>Mr. Dinesh Krishna Banjan &amp; Mrs. Sharada Dinesh Banjan.</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. 6, 1 <sup>st</sup> Floor, Building No. L-2/3, "New Nilgiri Co-Op. Hsg. Soc. Ltd.", Sector – 7, Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604, State – Maharashtra, Country – India.  <b>Contact Person:</b> Chetan Banjar (Son) Contact No. 9653698892
6	Location, street, ward no	Shree Nagar Road, Wagle Estate, Thane (West),
7	Survey/ Plot no. of land	Sector – 7, Survey No. 427 to 435 & 485 of Revenue 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 422.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 520.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Sector – 7, Survey No. 427 to 435 & 485 of Revenue Village - Panchpakhadi
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.
	<b>IMPROVEMENTS</b>	
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	Fully Occupied
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	<b>RENTS</b>	
	(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	₹ 15,000.00 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?	N.A.
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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 1986 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 22.04.2023 for Residential Flat No. 6, 1<sup>st</sup> Floor, Building No. L-2/3, "**New Nilgiri Co-Op. Hsg. Soc. Ltd.**", Sector – 7, Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604, State – Maharashtra, Country – India. belongs to **Mr. Dinesh Krishna Banjan & Mrs. Sharada Dinesh Banjan.**

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

1	Copy of Copy of Agreement for sale dated 15.09.2022.
4	Copy of Occupancy Certificate V. P. No. 874 / TMC / TDD dated 13.09.1986 issued by Thane Municipal Corporation, Thane.

### LOCATION:

The said building is located at Sector – 7, Survey No. 427 to 435 & 485 of Revenue Village - Panchpakhadi. The property falls in Residential Zone. It is at a travelling distance 4.7 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 4<sup>th</sup> 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 normal. The building is used for residential purpose. 1<sup>st</sup> Floor is having 4 Residential Flat. Lift is not provided in building.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. **1 BHK + W.C. + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door with safety door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

**Valuation as on 22<sup>nd</sup> April 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>520.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1986 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	37 years
Cost of Construction	:	520.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,56,000.00
Depreciation $\{(100-10) \times 37 / 60\}$	:	55.50%
Amount of depreciation		₹ 8,08,080.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,01,800.00 per Sq. M. i.e. ₹ 9,457.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 81,154.00 per Sq. M. i.e. ₹ 7,539.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,500.00 per Sq. Ft.
<b>Value of property as on 22.04.2023</b>	<b>:</b>	<b>520.00 Sq. Ft. X ₹ 15,500.00 = ₹ 80,60,000.00</b>

(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)

<b>Depreciated fair value of the property as on 22.04.2023</b>	<b>:</b>	<b>₹ 80,60,000.00 - ₹ 8,08,080.00 = ₹ 72,51,920.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 72,51,920.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 65,26,728.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 58,01,536.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 14,56,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 39,20,280.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 6, 1<sup>st</sup> Floor, Building No. L-2/3, "New Nilgiri Co-Op. Hsg. Soc. Ltd.", Sector – 7, Village - Panchpakhadi, Shree Nagar, Wagle Estate, Thane (West), PIN Code – 400 604, State – Maharashtra, Country – India for this particular purpose at **₹ 72,51,920.00 (Rupees Seventy Two Lakh Fifty One Thousand Nine Hundred Twenty Only)**. as on **22<sup>nd</sup> April 2023**.

### **NOTES**

1. I, Sharadkumar 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 **22<sup>nd</sup> April 2023 is ₹ 72,51,920.00 (Rupees Seventy Two Lakh Fifty One Thousand Nine Hundred Twenty 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	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3	Year of construction	1986 (As per Occupancy Certificate.)
4	Estimated future life	23 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 with safety door
10	Flooring	Vitrified tiles 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	
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Not Provided
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



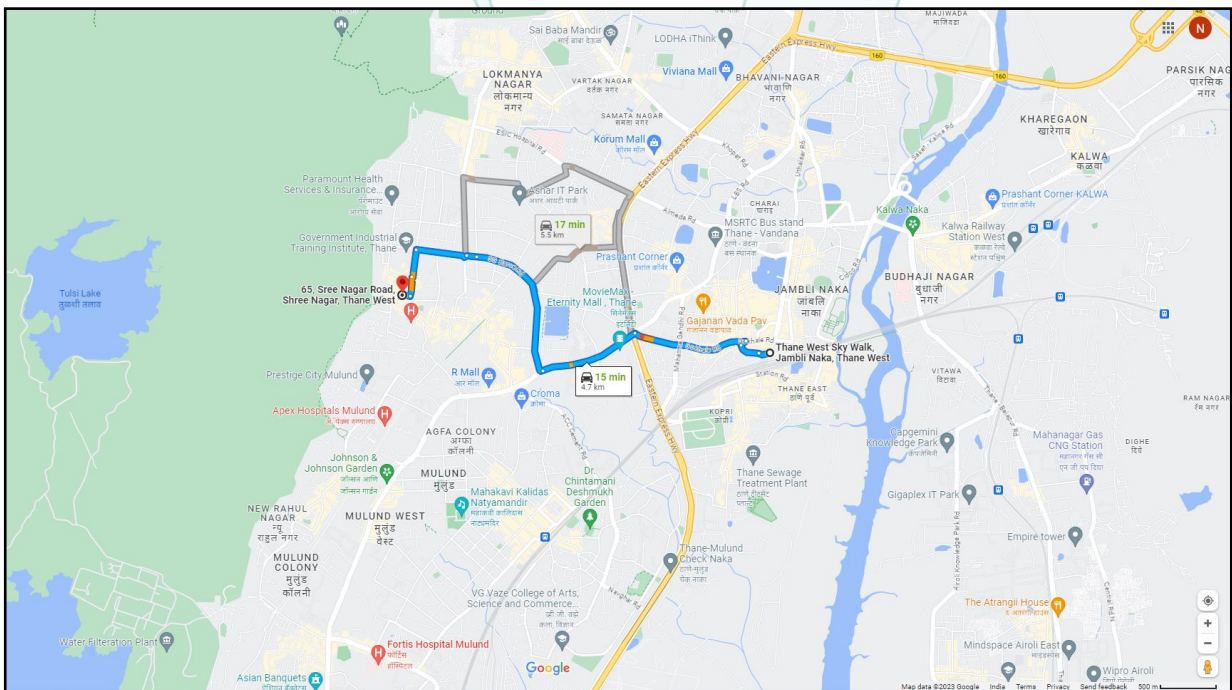
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### Actual site photographs



# Route Map of the property


## Site u/r



**Latitude Longitude - 19°11'29.4"N 72°56'38.3"E**

**Note: The Blue line shows the route to site from nearest railway station (Thane – 4.7 Km.)**

## 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

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Year	Annual Statement of Rates						Language
20222023							English
Selected District: ठाणे Select Taluka: ठाणे Select Village: गावाचे नाव : पांचपाखाडी Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location Enter Survey No: 430 <input type="button" value="Search"/>							
उपविभाग	हुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
5/14-5अ) पांचपाखाडी सर्वे नंबर	15000	0	0	0	0	चौ. मीटर	सर्व्हे नंबर
5/15/A-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अे-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/15/G-5ब) गावठाण गा.पाडा, डेअरी फार्म कॉफ व नर्सरी तलाव सर्वे नंबर	46000	101800	117500	127200	117500	चौ. मीटर	सर्व्हे नंबर

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# Price Indicators

**NOBROKER** | 1 BHK Flat In Gabriel Co-Operative Housing Society For Sale In Shree Nagar  
Near Bank of Baroda, Shree Nagar, Wagle

₹ 70 Lacs (Non-negotiable) | ₹ 40,120/Month (Estimated EM) | 520 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 1BHK Flat for Sale in Thane west / Property Details

Photos | Location

1 Bedroom (No. of Bedroom) | Mar 27, 2023 (Posted On)  
1 Bathroom (No. of Bathroom) | Immediately (Possession)  
1 Gallery | Gabriel Co-operati... (Apartment)  
Bike (Parking) | None (Power Backup)

Get Owner Details | Price trends by NBEstimate | Report what was not correct in this property

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	520 Sq.Ft	Carpet Area	410 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	Don't Know
Floor	2/4	Parking	Bike
Gated Security	Yes		

Activity On This Property

385 Unique Views | 0 Shortlists | 8 Contacts

Similar Properties

1 BHK Flat In Shree Nilves Shree Nagar Thane West On Mumbai Th...  
₹80.4 Lacs | 400 sq.ft. carpet | 800 sq.ft. Builtup Area

**NOBROKER** | 1 BHK Flat In Sargam Tower Co-Operative Housing Society Ltd For Sale In Thane West  
Shree Nagar, Near Shree Ayappa Mandir

₹ 65 Lacs (Negotiable) | ₹ 37,254/Month (Estimated EM) | 425 Sq.Ft. | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 1BHK Flat for Sale in Thane west / Property Details

Photos | Location

1 Bedroom (No. of Bedroom) | Feb 27, 2023 (Posted On)  
1 Bathroom (No. of Bathroom) | Immediately (Possession)  
NA (Gallery) | Sargam Tower Co-... (Apartment)  
Bike (Parking) | None (Power Backup)

Get Owner Details | Price trends by NBEstimate | Report what was not correct in this property

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	425 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	East	Floor	1/4
Parking	Bike	Gated Security	Yes

Activity On This Property

412 Unique Views | 11 Shortlists | 21 Contacts

Similar Properties

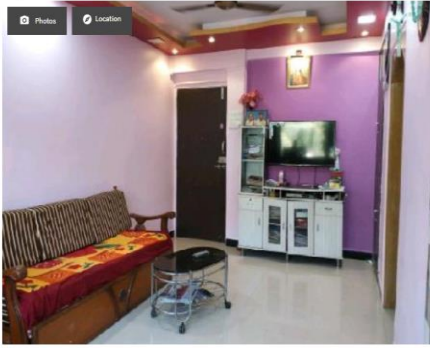
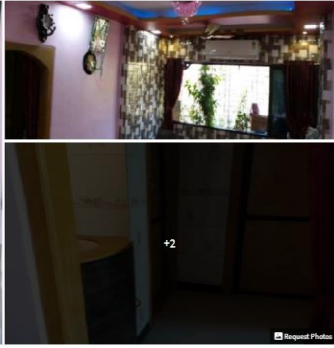
1 BHK Flat In Om Nirmal Chs Ltd For Sale In Shree Nagar  
Near Shree Hanan | ₹74.1 Lacs | 300 sq.ft. Builtup Area

# Price Indicators

**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**1 BHK Flat In Om Shree Sadguru For Sale In Thane West**  
Om Shree Sadguru Co-operative Housing Society, Sector-7, Shree Nagar, Thane West, Thane, Maharashtra, India

Photos | Location

**₹ 85 Lacs**  
Non-negotiable

**₹ 48,717/Month**  
Estimated EMI

585  
Sq Ft

Need Home Loan? [Apply Loan](#)

1 Bedroom	Posted On: Jan 6, 2023
2 Bathroom	Immediately
NA	Om Shree Sadguru
Bike and Car	None

[Get Owner Details](#)

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.4 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	585 Sq.Ft	Furnishing Status	Fully Furnished
Facing	East	Floor	4/4
Parking	Bike And Car	Gated Security	No

**Activity On This Property**

221 Unique Views | 0 Shortlists | 0 Contacted

Powered By: NBEstimate

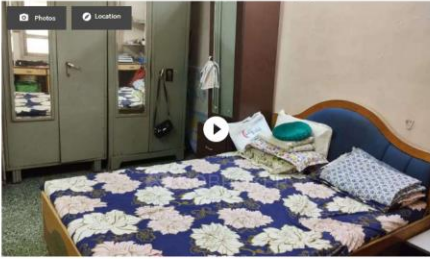

**Similar Properties**

**1 BHK Flat In Mandeep Shri Chs For Sale In Aysappa Mandir**  
sector 7 near aysappa mandir shree nagar vegda estate thane west  
₹85 Lacs | 585 Sq.Ft

**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**2 BHK Flat In Vishram Giri Chs For Sale In Shree Nagar**  
Thane West, Thane

Photos | Location

**₹ 1.4 Crores**  
Negotiable

**₹ 80,240/Month**  
Estimated EMI

820  
Sq Ft

Need Home Loan? [Apply Loan](#)

2 Bedroom	Posted On: Mar 3, 2023
1 Bathroom	Immediately
NA	Vishram Giri Chs

[Get Owner Details](#)

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.Ft/M	Flooring	NA
Buildup Area	820 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	South	Floor	3/6
Parking	Bike And Car	Gated Security	Yes

**Activity On This Property**

83 Unique Views | 0 Shortlists | 1 Contacted

Powered By: NBEstimate

**Similar Properties**

**2 BHK Flat In Kranti Tower For Sale In Thane West**  
Shree nagar near Aysappa temple Thane west, (close to Vakhad nagar Mulund)  
₹1.4 Crores | 820 Sq.Ft

**2 BHK Flat In Om Maltri Bungalow For Sale In Shree Nagar, Thane ...**

## Sales Instances

Index 2		
698673 18-05-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 6986/2021 नोंदणी : Regn:63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6400000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3860274.08	
(4) भू.मापन प्रोटोहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव.ठाणे म न.पा.इतर वर्गन :सदनिका नं. 02, माळा नं. तळ मजला.ए विंग. इमारतीचे नाव. रमा माधव को. ऑप. हौ. सोसा. लि. ब्लॉक नं. श्रीनगर,वागळे इस्टेट, ठाणे प. रोड नं. . इतर माहिती: सदनिकेचे क्षेत्र 490 चौ. फूट बांधीव.( ( Survey Number : 428 to 435 & 485 ; ) )	
(5) क्षेत्रफळ	490 चौ फूट	
(6) आकारणी किंवा जुडी 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.-सलील सदाशिव बेडे . वय:-40; पत्ता:-प्लॉट नं. कोर हाऊस नं ए -12, क्लस्टर प्लॉट नं. एडी -103, माळा नं. . इमारतीचे नाव: माजिवडे सोम सोसायटी. ब्लॉक नं: माजिवडे, ठाणे प. , रोड नं. . महाराष्ट्र, ठाणे. पिन कोड:-400610 पिन नं:-AMCPB0999H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-माधवी शिवाजी नार्डक . वय:-49; पत्ता:-प्लॉट नं. रूम नं. 27, माळा नं. . इमारतीचे नाव: अष्टविनायक बिल्डिंग, ब्लॉक नं: रोड नं. 16, लिप्सन नगर 3, रोड नं: वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पिन नं:-ALFPN0628P	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	12/05/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	6986/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	384000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
Index 2		
88475 18-05-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 884/2021 नोंदणी : Regn:63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5750000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3387760	
(4) भू.मापन प्रोटोहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव.ठाणे म न.पा.इतर वर्गन :सदनिका नं. बी/1, माळा नं. तळमजला,बिल्डींग टार्व्प एम/6, इमारतीचे नाव. मे. मनोश्री को. ऑप.हौ.सो.लि., ब्लॉक नं. सेक्टर नं 8,श्रीनगर, रोड नं. वागळे इस्टेट, ठाणे प, इतर माहिती: मौजे-पांचपाखाडी,ठाणे येथील सदनिकेचे क्षेत्रफळ 430 चौ.फुट म्हणजेच 39.95 चौ.मिटर बांधीव परिया.( ( Survey Number : सर्वे नं. 428 पार्ट. 485 पार्ट. ) )	
(5) क्षेत्रफळ	430 चौ फूट	
(6) आकारणी किंवा जुडी 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.-प्रेमा उमेश शेठ्टी - - वय:-46; पत्ता:-प्लॉट नं. सदनिका क्रं बी/1, माळा नं. तळमजला, इमारतीचे नाव. मनोश्री को.ऑप.हौ.सो. ब्लॉक नं. सेक्टर नं 8, श्रीनगर, रोड नं. वागळे इस्टेट, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400604 पिन नं:-AZIPS1317D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-उमेश पोपट महाडिक - - वय:-33; पत्ता:-प्लॉट नं. सदनिका क्रं. बी/24, माळा नं. . इमारतीचे नाव. एक मानस को. ऑप.हौ.सो. ब्लॉक नं: अय्यया मंदिराजवळ, श्रीनगर, रोड नं. वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पिन नं:-BJGPM7753N	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	14/01/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	884/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	172500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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 **22<sup>nd</sup> April 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 **₹ 72,51,920.00 (Rupees Seventy Two Lakh Fifty One Thousand Nine Hundred Twenty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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