

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Komal Doulatram Tolani**

Residential Flat No. 101, 1st Floor, Wing - Larimar "**Tharwani Solitaire**", Phase - I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State Maharashtra, Country - India.

Latitude Longitude - 19°14'52.7"N 73°10'34.0"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Kalyan Branch




Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. 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

Our Pan India Presence at :

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

 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Wing - Larimar "Tharwani Solitaire", Phase – I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane, PIN Code – 421 301, State Maharashtra, Country - India belongs to **Mrs. Komal Doulatram Tolani**.

Boundaries of the property.

North	:	Internal Road
South	:	Internal Road
East	:	Kyanite Building
West	:	Marcasite Building

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 **₹ 46,61,250.00 (Rupees Forty Six Lakh Sixty One Thousand Two Hundred Fifty 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.



Director

Auth. Sign.

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 in Form – 01



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

Our Pan India Presence at :

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

 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report of Residential Flat No. 101, 1st Floor, Wing - Larimar "Tharwani Solitaire", Phase – I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane, PIN Code – 421 301, 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 21.06.2023 for Banking Purpose
2	Date of inspection	20.06.2023
3	Name of the owner/ owners	Mrs. Komal Doulatram Tolani
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. 101, 1 st Floor, Wing - Larimar "Tharwani Solitaire", Phase – I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane, PIN Code – 421 301, State Maharashtra, Country - India. Contact Person: Mr. Ghanshyam Girdhani (Seller) Contact No. 9823115340
6	Location, street, ward no	Ward No. 27 (27.1), Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 12/2, 12/4, 12/5, 12/6, 12/7, 13/1, 14/2, 14/4, 14/1 of Village - Mharal (Khurd)
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. = 531.00 Balcony Area in Sq. Ft. = 150.00 Total Carpet Area in Sq. Ft. = 681.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 550.00 (Area as per Agreement for Sale) Built Area in Sq. Ft. = 660.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, 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	Yes
	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?	Seller Occupied - Mr. Ghanshyam Girdhani
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	NA
	(ii)	Portions in their occupation	NA
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,500.00 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 – 2018 (As per Part Occupancy Certificate.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
45	<p>Remark: As per Site Inspection, Actual Total Carpet area 681.00 Sq. Ft. (Including Terrace area) is more than Carpet area 550.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 25,798/- per Sq. Ft. is considered.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 21.06.2023 for Residential Flat No. 101, 1st Floor, Wing - Larimar "Tharwani Solitaire", Phase – I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane, PIN Code – 421 301, State Maharashtra, Country - India belongs to **Mrs. Komal Doulatram Tolani**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 19.05.2023 between Mr. Ghanshyam Gopaldas Girdhani & Mrs. Divya Ghanshyam Girdhani (the Transferor / Sellers) and Mrs. Komal Doulatram Tolani (the Transferee / Purchaser).
2	Copy of Part Occupancy Certificate No. Revenue / K-1 / T-7 / Village – Mharal / OC / KV – F1523098783949 / 18 dated 21.05.2018 issued by District Collector and District Magistrate Office, Thane.

LOCATION:

The said building is located at Survey No. 12/2, 12/4, 12/5, 12/6, 12/7, 13/1, 14/2, 14/4, 14/1 of Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 2.3 KM. from Shahad railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7 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 is used for residential purpose. 1st Floor is having 4 Residential Flats. 2 Lifts provided in the building. The building external condition is Good.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Flowerbed Area + Balcony (i.e. **2BHK with 2 Toilets**). The residential flat is finished with Wooden & Vitrified flooring, Teak Wood door framed with flush shutter door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 21st June 2023

The Carpet Area of the Residential Flat	:	550.00 Sq. Ft.
--	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	5 Years
Cost of Construction (Including Terrace area)	:	660.00 X 2,500.00 = ₹ 16,50,000.00
Depreciation $\{(100-10) \times 5 / 60\}$:	7.50%
Amount of depreciation	:	₹ 1,23,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,500.00 per Sq. M. i.e. ₹ 4,780.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,700.00 per Sq. Ft.
Value of property as on 21.06.2023	:	550.00 Sq. Ft. X ₹ 8,700.00 = ₹ 47,85,000.00
Remark:		

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 21.06.2023	:	₹ 47,85,000.00 - ₹ 1,23,750.00 = ₹ 46,61,250.00
Total Value of the property	:	₹ 46,61,250.00
The realizable value of the property	:	₹ 41,95,125.00

Distress value of the property	: ₹ 37,29,000.00
Insurable value of the property (660.00 Sq. Ft. X 2,500.00)	: ₹ 16,50,000.00
Guideline value of the property (660.00 Sq. Ft. X 4,780.00)	₹ 31,54,800.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 101, 1st Floor, Wing - Larimar “**Tharwani Solitaire**”, Phase – I, Near Regency Avana Housing Complex, Village - Mharal (Khurd), Kalyan Murbad Road, Taluka - Kalyan, District – Thane, PIN Code – 421 301, State Maharashtra, Country - India for this particular purpose at ₹ 46,61,250.00 (Rupees Forty Six Lakh Sixty One Thousand Two Hundred Fifty Only) as on 21st June 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 21st June 2023 is ₹ 46,61,250.00 (Rupees Forty Six Lakh Sixty One Thousand Two Hundred Fifty 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:

ANNEXURE TO FORM 0-1

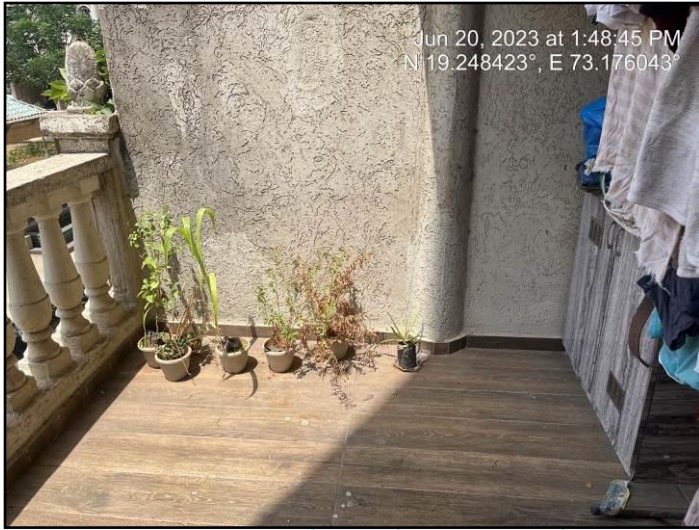
	Technical details	Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2018 (As per Part Occupancy Certificate)
4.	Estimated future life	55 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 framed with flush shutter door, Powder Coated Aluminum sliding windows
10	Flooring		Wooden & Vitrified 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	(i)	Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		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



Actual site photographs

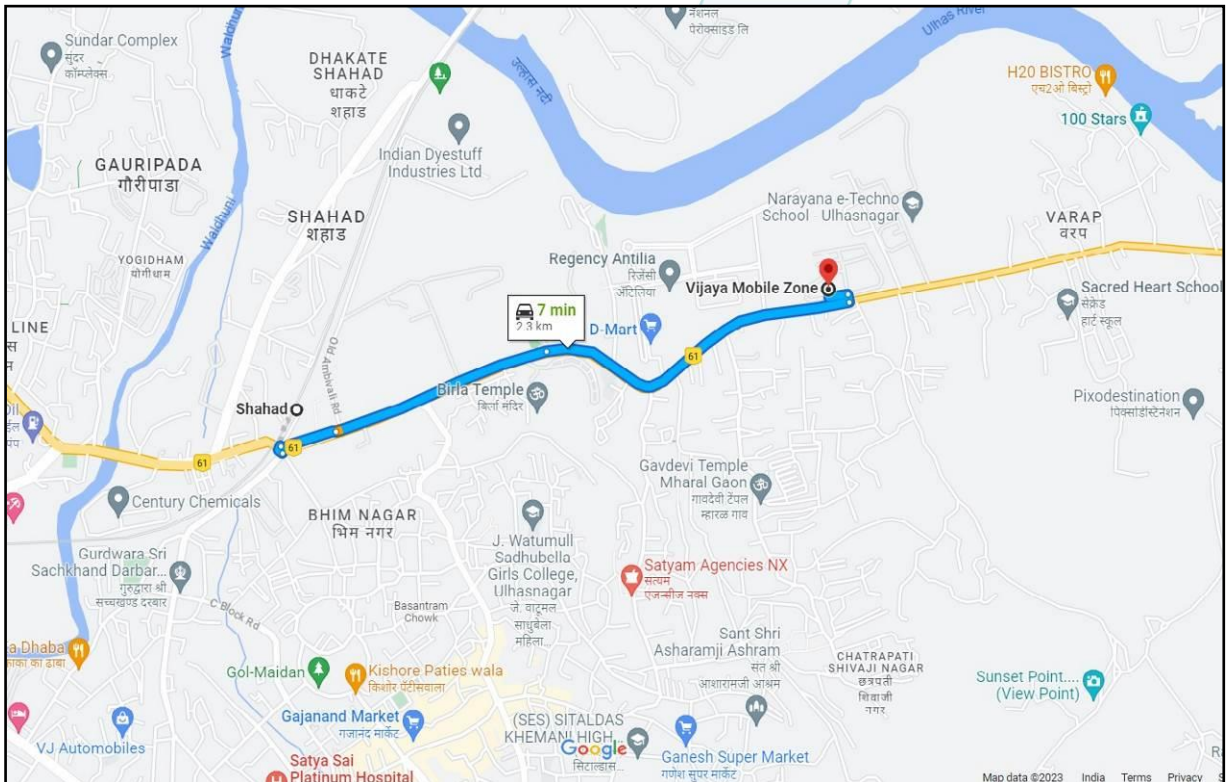


Think Innovate Create



Route Map of the property

Site u/r



Latitude Longitude - 19°14'52.7"N 73°10'34.0"E

Note: The Blue line shows the route to site from nearest railway station (Shahad – 2.3 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20222023
Language: English

Annual Statement of Rates

Selected District: ठाणे
 Select Taluka: कल्याण
 Select Village: म्हारळ
 Search By: Survey No Location
 Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs./)
SurveyNo	27/27.1	निवासी सदनिका	38500	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/औद्योगिक गाळा/गोडाऊन	42800	चौ. मीटर
SurveyNo	27/27.3	बुकाने	51200	चौ. मीटर
SurveyNo	27/27.4	पोदार रीवरीया अंतर्गत निवासी सदनिका	48500	चौ. मीटर
SurveyNo	27/27.5	पोदार रीवरीया अंतर्गत कार्यालय/औद्योगिक गाळा/गोडाऊन	55800	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	38,500.00			
No Increase, Flat Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	38,500.00	Sq. M.	3,577.00	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. M.	-	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

HOUSING.COM Buy in Mumbai

Ulhasnagar X + Add

Download App List Property Free Saved

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location
Tharwani Solitaire, Khemani Industry Area, Ulhasnagar, Thane

Around This Property
Food and Drinks Bengali chinese shop 300m Shopping vandana Plywood Mahri Ka... 100m

View more on Maps

Overview

Project Name	Tharwani Solitaire	Brokerage	No Charge
Price	₹60.0 L	Carpet Area	700 sq ft
Bedrooms	2	Bathrooms	2
Parking	1 Open Parking	Balcony	3

Added 21 days ago

Awesome! Nice neighborhood around

Contact Seller
Kamlesh Gidwani
Housing Expert
+9188883...

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Share Report

NOBROKER

My Bookings Pay Rent Post Your Property Sign up Log in Menu

2 BHK Flat In Tharwani Solitaire For Sale In Kalyan West
Kalyan Murbad Road, Mharal, Kalyan West, Mumbai, Maharashtra, INDIA

₹ 96 Lacs Negotiable

₹ 55,021/Month Estimated EMV

1,259 Sq.Ft

Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Khemani industry area / 2bhk Flat for Sale in Khemani industry area / Property Details

Photos Location

2 Bedroom No. of Bedroom

2 Bathroom No. of Bathroom

4 Balcony

Feb 19, 2023 Posted On

Immediately Possession

Tharwani Solitaire Apartment

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Tharwani Solitaire III

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.2 Per Sq.Ft/M	Flooring	Vitrified Tiles

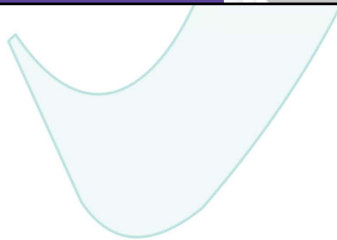
Activity On This Property

114 Unique Views 2 Shortlists 0 Contacted

Powered By: NBEstimate

Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main heading is "Tharwani Solitaire 2 Bedroom 1259 Sq.Ft. Apartment in Kalyan West Thane". The price is listed as ₹ 90 L. The listing includes a main image of the apartment's interior, a "Map View" button, and a "Need Loan? Get Free Credit Score!" button. The listing details include: 2 Bedrooms + Study Room, Unfurnished, 2 Bathroom, 1259 Sq Ft. (Saleable Area), and East Facing. There are 2 Buyers Interested in this Property. The "Key Highlights" section states that the project is one of the best and most sought after in Kalyan West, located on the 8th floor of a 30-story building. It is spacious and unfurnished, with amenities like power backup, 24x7 security, gymnasium, kids' play areas, jogging/cycle track, and an attached market. A contact form for real estate experts is also visible, with the name Priyank Patel and phone number +919600000000.



Think.Innovate.Create

Sales Instance

80271 21-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 802/2023 नोदंणी : Regn:63m
गावाचे नाव : म्हारळ (खुर्द)		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5591000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3884500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे म्हारळ सर्वे न 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 यावरील बांधलेली बिल्डिंग थारवानी सॉलिटरेअर मधील सदनिका न 403 चौथा मजला गार्नेट(सी -2)विंग एकूण क्षेत्र 91.72 चौ मीटर कार्पेट अशी मिळकती((Survey Number : 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 ;))	
(5) क्षेत्रफळ	91.72 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:-मे. थारवानी रिपॅलिटी तर्फे प्रो.प्रा.श्री.अनिल हरदासमल थारवानी तर्फे कुलमुखत्यार म्हणून श्री अभिषेक अनिल थारवानी त्याचे कु मु म्हणून श्री. ताराचंद आर.बजाज - वय:-51 पत्ता:-प्लॉट नं. ऑफिस न 1-10, माळा नं. ग्राउंड फ्लोर, इमारतीचे नाव: नाताली विंग थारवानी सॉलिटरेअर , ब्लॉक नं. कल्याण मुरबाड रोड, रोड नं. म्हारळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAJPT5142R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनिशा दीपक आहुजा - - वय:-35; पत्ता:-प्लॉट नं. फ्लॅट न डी-603 604, माळा नं. -, इमारतीचे नाव: कोणार्क मेडोज, ब्लॉक नं. कल्याण मुरबाड रोड, रोड नं. म्हारळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AKRPR5335G 2): नाव:-दीपक गोबिंदराम आहुजा - - वय:-37; पत्ता:-प्लॉट नं. फ्लॅट न डी-603 604, माळा नं. -, इमारतीचे नाव: कोणार्क मेडोज, ब्लॉक नं. कल्याण मुरबाड रोड, रोड नं. म्हारळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AJPPA5757N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	802/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	335500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st June 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 **₹ 46,61,250.00 (Rupees Forty Six Lakh Sixty One Thousand Two Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

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