

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula**

Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.",
Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar,
Thane (West) – 400 610, State – Maharashtra, Country – India

Latitude Longitude - 19°13'29.2"N 72°58'01.0"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch




Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
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 Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, State – Maharashtra, Country – India belongs to **Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula.**

Boundaries of the property.

North	:	Majiwade Abhishek CHSL
South	:	Kusumba Building
East	:	Internal Road
West	:	Palash 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 **₹ 50,38,800.00 (Rupees Fifty Lakh Thirty Eight Thousand Eight Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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

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

Encl: Valuation report



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Valuation Report of Residential Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, 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 20.07.2023 for Bank Loan Purpose
2	Date of inspection	17.07.2023
3	Name of the owner/ owners	Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula
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 Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, State – Maharashtra, Country – India. Contact Person: Varghese Anthony Parappurath (Seller) Contact No. 9594504597
6	Location, street, ward no	Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West)
7	Survey/ Plot no. of land	Cluster Plot No.119, RSC – 8, Survey No. 304(P), 305(P), 169(P), 170(P) of Village – Majiwade
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	Ground Floor Area in Sq. Ft. = 319.00 1 st Floors Area in Sq. Ft. = 339.00 (Area as per Actual Site Measurement)

		Built Up Area in Sq. Ft. = 323.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610
14	If freehold or leasehold land	Leasehold
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?	Seller 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	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000.00 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?	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 Tenement. 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 – 1993 (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.
	<p>Remark:</p> <ol style="list-style-type: none"> As per Site Inspection, Actual Total Carpet area – 658.00 Sq. Ft (including Ground floor area - 319.00 Sq. Ft., 1st Floor area - 339.00 Sq. Ft.) is more than Built Up Area 323.00 Sq. Ft. mentioned in the agreement. We have considered area mentioned in the agreement. As per Agreement for sale, the property is of Ground floor only. But as per site inspection the Property is Ground + 1 Upper Floor. Construction permission for the 1st is not provided, hence same is not considered for the purpose. The said valuation is only of ground floor. 	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 20.07.2023 for Residential Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "**The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.**", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, State – Maharashtra, Country – India belongs to **Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 11.07.2023 Between Mr. Varghese Anthony Parappurath (the Vendor) and Mrs. Shubha Jaywant Satula & Mr. Jaywant Haricharan Satula (the Purchasers).
2	Copy of Occupancy Certificate V. P. No. 4549 / TMC / TDD / 2890 dated 29.03.1993 issued by Municipal Corporation of the City of Thane.

LOCATION:

The said building is located at Cluster Plot No. 119, RSC – 8, Survey No. 304(P), 305(P), 169(P), 170(P) of Village – Majiwade, Thane. The property falls in Residential Zone. It is at a travelling distance 6.9 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 1st upper floor. 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 Room's external condition is normal. The property is used for residential purpose. Ground Floor is having 26 Residential Tenements. It is without lift.

Residential Tenement:

The Residential Tenement under reference is situated on Ground Floor + 1st Floor. Ground Floor consists of Living Room + Kitchen + Toilet + Staircase to the upper floors & 1st Floors Consists of Single Room. The Residential Tenement is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters with safety door, aluminum sliding windows & Casing Capping electrification & Open Plumbing etc.

Valuation as on 20th July 2023

The Built Up Area of the Residential Tenement	:	323.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1993 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	30 years
Cost of Construction	:	323.00 X 2,000.00 = ₹ 6,46,000.00
Depreciation $\{(100-10) \times 30 / 60\}$:	45.00%.
Amount of depreciation	:	₹ 2,90,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,500.00 per Sq. M. i.e. ₹ 13,424.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,18,010.00 per Sq. M. i.e. ₹ 10,963.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,500.00 per Sq. Ft.
Value of property as on 20.07.2023	:	₹ 323.00 Sq. Ft. X ₹ 16,500.00 = ₹ 53,29,500.00

(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 20.07.2023	:	₹ 53,29,500.00 - ₹ 2,90,700.00 = ₹ 50,38,800.00
Total Value of the property	:	₹ 50,38,800.00
The realizable value of the property	:	₹ 45,34,920.00
Distress value of the property	:	₹ 40,31,040.00
Insurable value of the property (323 X 2,000.00)	:	₹ 6,46,000.00
Guideline value of the property (As per Index II)	:	₹ 43,35,000.00

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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Tenement No. / Plot No. 119/C-12, RSC – 8, Ground Floor, "The Majiwade Yashashree Co-op. Hsg. Soc. Ltd.", Old MHADA, Pokhran Road No. 2, Vasant Vihar, Sawmi Vivekanand Nagar, Near Apna Bazaar, Thane (West) – 400 610, State – Maharashtra, Country – India for this particular purpose at ₹ **50,38,800.00 (Rupees Fifty Lakh Thirty Eight Thousand Eight Hundred Only)** as on **20th July 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 **20th July 2023 is ₹ 50,38,800.00 (Rupees Fifty Lakh Thirty Eight Thousand Eight Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.
- 4.

PART III- DECLARATION

I hereby declare that

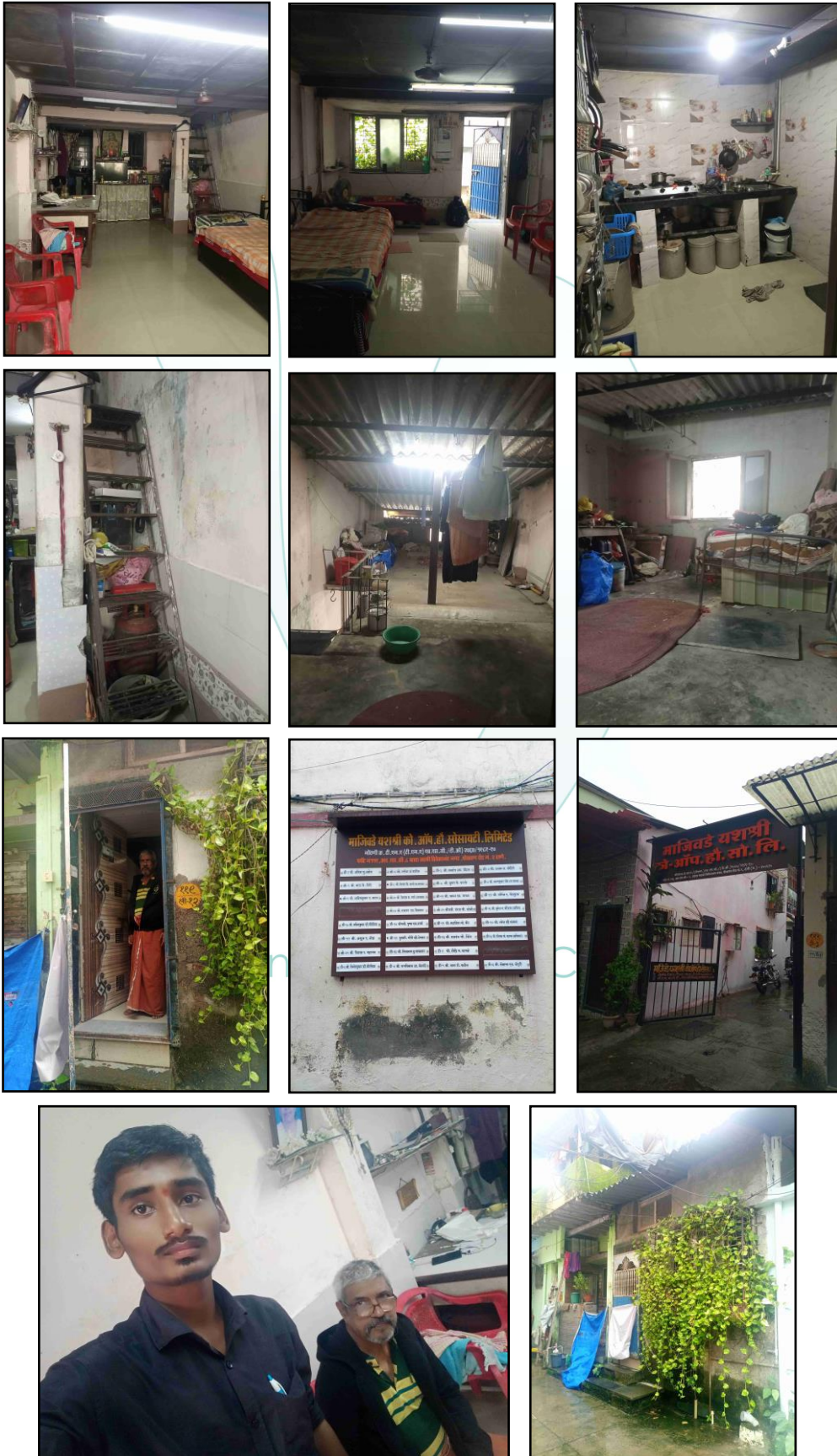
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

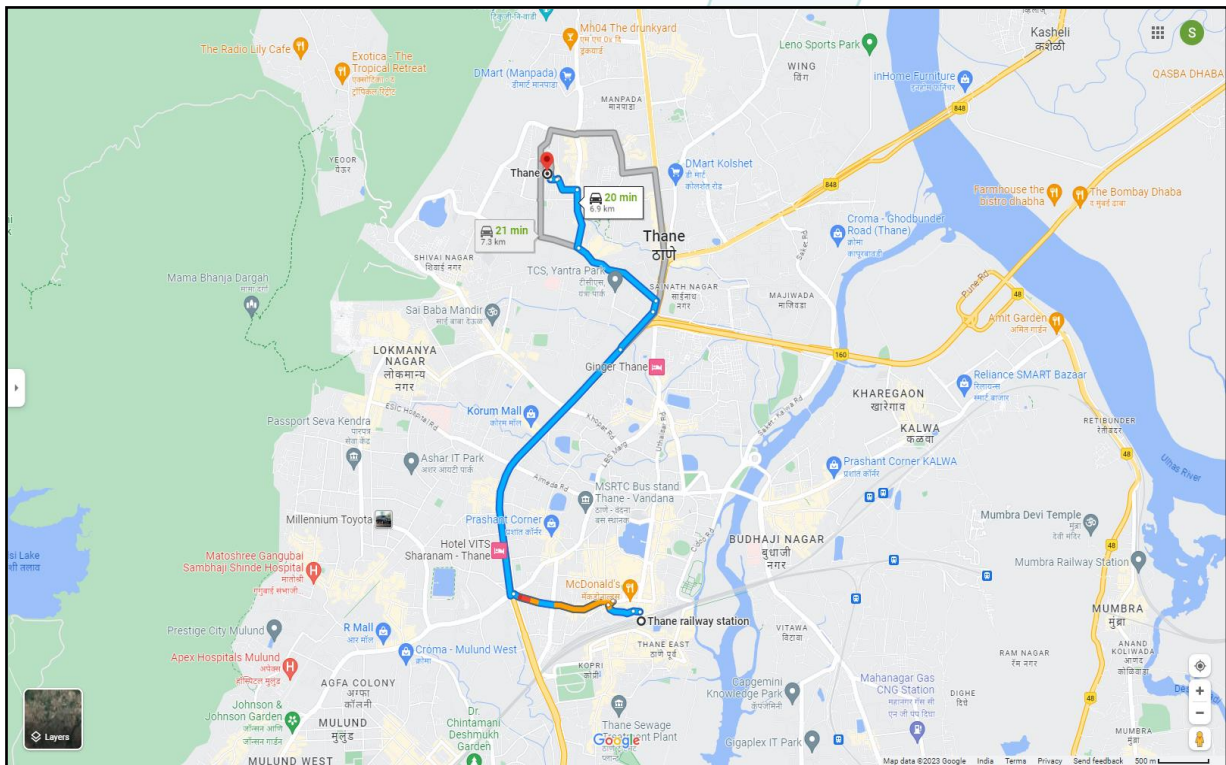
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1st upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Tenement situated on Ground Floor
3	Year of construction	1993 (As per occupancy certificate)
4	Estimated future life	30 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 with A. C. Sheet Roofing
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, Aluminium sliding windows
10	Flooring	Ceramic tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab with A. C. Sheet Roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	No Lift
19	Underground sump – capacity and type of construction	As per Requirement
20	Over-head tank Location, capacity Type of construction	As per Requirement
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°10'48.1"N 72°49'06.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.6 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

Home
Valuation Rules
User Manual
Close
Feedback

Year
2023/2024
Annual Statement of Rates
Language
English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाचे नाव : माजीवडे
 Search By: Survey No Location
 Enter Survey No: 304

उपविभाग	खुली चमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/24-3ई-4) पोखरण रोड क्रमांक2 लगत व उत्तरेकडील विकसित भाग वसंतविहार व पद्मारनगर ह्यादी सर्वे क्रमांक	56200	144500	165200	179300	165200	चौ. मीटर	सव्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडेचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Room	1,44,500.00			
No Reduced-on Room Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,44,500.00	Sq. Mtr.	13,424.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	56,200.00			
The difference between land rate and building rate (A – B = C)	88,300.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	70%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,010.00	Sq. Mtr.	10,963.00	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

NOBROKER
My Bookings | Pay Rent | Post Your Property | New | Shyam Ka

2 BHK House For Sale In Thane West
Independent House, old mahada colony swami vivekanand nager vasant vihar

₹ 67 Lacs
Negotiable

₹ 38,400/Month
Estimated EMI

750
Sq.Ft

Need Home Loan ?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 2bkh Flat for Sale in Thane west / Property Details

Photos
Location

Nearby: G Corp | Thaneone Corporate Business IT Park | DMart | Acme Oakwood And Ashwood | Brand Factory

2 Bedroom <small>No. of Bedroom</small>	Jun 9, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Independent House <small>Independent House/Villa</small>
Bike and Car <small>Parking</small>	Partial <small>Power Backup</small>

Get Owner Details

! 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
Flooring Vitrified Tiles	Builtup Area 750 Sq.Ft
Carpet Area 600 Sq.Ft	Plot Area 600 Sq.Ft
Furnishing Status Unfurnished Furnish Now	Facing North
Floor 0/1	Parking Bike And Car

Activity On This Property

2393
Unique Views
2
Shortlists
5
Views

Similar Properties

2 BHK House For Sale in Vasant Vihar, Thane West
Independent House, mhada colony

NOBROKER
My Bookings | Pay Rent | Post Your Property | New | Shyam Ka

1 RK House For Sale In Vasant Vihar, Thane West
Independent House, Gagangiri

₹ 55 Lacs
Negotiable

₹ 31,522/Month
Estimated EMI

350
Sq.Ft

Need Home Loan ?
Apply Loan

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

Photos
Location

Nearby: Thaneone Corporate Business IT Park | Tata Consultancy Services | Viviana Mall | Cinpolis | Wadhwa Ivy

1 Bedroom <small>No. of Bedroom</small>	Jun 23, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Independent House <small>Independent House/Villa</small>
Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

! 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
Flooring Cement	Builtup Area 350 Sq.Ft
Plot Area 300 Sq.Ft	Furnishing Status Unfurnished Furnish Now
Facing West	Floor 0/0

Activity On This Property

313
Unique Views
0
Shortlists
0
Views

Similar Properties

1 RK House For Sale in Savarkar Nagar, Thane West

Sale Transaction

1561974 19-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 15619/2023 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	4650000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4335000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: रूम नं सी 12 माजिवडे तारांगण कॉ-ऑपरेटिव्ह हौसिंग सोसायटी ली. सर्वे नं. 169 पार्ट 304 पार्ट आणि 306 पार्ट क्लस्टर प्लॉट नं 122, आर एस सी 9, स्वामी विवेकानंद नगर, म्हाडा वसंत, वसंत विहार ठाणे वेस्ट ((Survey Number : 169PT 304 PT AND 306 PT ;))	
(5) क्षेत्रफळ	30 चौ.मीटर	
(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.-राजेंद्र एकनाथ पाटील वय:-44 पत्ता:-प्लॉट नं. सी/12/122, माळा नं. ., इमारतीचे नाव: तारांगण कॉ- ऑपरेटिव्ह हाऊसिंग सोसायटी लि. , ब्लॉक नं: पोखरण रोड नं २ , रोड नं: माजिवडे ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-ANXPP5851C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नितिन ज्ञानेश्वर कांदळकर वय:-34; पत्ता:-प्लॉट नं: रूम नं 102, माळा नं. ., इमारतीचे नाव: गणराज बिल्डिंग जे विंग , ब्लॉक नं: गणेश पार्क टिटवाला , रोड नं: कल्याण ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AYTPK8145P	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	15619/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	325500	
(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.	

Sale Transaction

1323074 19-07-2023 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 : 13230/2023 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4950000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4335000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: रूम नं. सी-10, माळा नं: तळ मजला, इमारतीचे नाव: माजिवडे योगायोग को-ऑप.हौ.सो.लि.,प्लॉट नं.सीडी-149, ब्लॉक नं: न्यू म्हाडा कॉलनी,पवार नगर, रोड नं: ठाणे पश्चिम-400610, इतर माहिती: झोन नं.6/24-3ई-4,बाजारभाव रेट रु.144500/- प्रति चौ.मी. रूमचे बांधीव क्षेत्र 30 चौ.मी.((Survey Number : 300/2, 304/4, 299/1,3, 295/2 ;))	
(5) क्षेत्रफळ	30 चौ.मीटर	
(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.-राजेंद्र अजाबराव गोमासे - वय:-53 पत्ता:-प्लॉट नं. रूम नं. सी-१०, माळा नं. तळ मजला, इमारतीचे नाव: माजिवडे योगायोग को-ऑप.हौ.सो.लि.,प्लॉट नं.सीडी-१४९, ब्लॉक नं: न्यू म्हाडा कॉलनी, पवार नगर, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AEOPG5342M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुरज सुर्यकांत खैरे - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: त्रिमूर्ती चाळ, ब्लॉक नं: पोखरण रोड नं.१, विजय नगर, रोड नं: वर्तक नगर, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-DYDPK4758P	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	05/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	13230/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	346500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th July 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 ₹ 50,38,800.00 (Rupees Fifty Lakh Thirty Eight Thousand Eight Hundred 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

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