

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain**

Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.",
Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615,
State – Maharashtra, Country – India.

Latitude Longitude - 19°15'29.4"N 72°58'00.3"E

Valuation Prepared 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, 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
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Valuation Report Prepared For: Cosmos Bank / Mulund (West) Branch / Mr. Mukesh M. Jain (2636/2301686) Page 2 of 17

Vastu/Thane/07/2023/2636/2301686
19/05-311-JAVS
Date: 19.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, State – Maharashtra, Country – India belongs to **Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain**.

Boundaries of the property.

North : Ruby 1, Cosmo Jewels
South : Open Plot
East : MHADA Building
West : 'C' Wing of Unique Greens

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 1,02,13,500.00 (Rupees One Crore Two Lakhs Thirteen Thousand Five 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.



Think.Innovate.Create

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



www.vastukala.org

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Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, 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 19.07.2023 for Bank Loan Purpose													
2	Date of inspection	18.07.2023													
3	Name of the owner/ owners	Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain													
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available													
5	Brief description of the property	Address: Residential Flat No. 702, 7 th Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, State – Maharashtra, Country – India. Contact Person: Mr. Mukesh M. Jain (Owner) Contact No.: 9768673077													
6	Location, street, ward no	Behind D Mart, Ghodbunder Road, Opp. Parkwoods, Thane (West), Taluka & District Thane.													
	Survey/ Plot no. of land	Survey No. 166, Hissa No. 15E, 16H, 23K, 25B, 26B, 27B, 28B, 32B, 33A of Village Kavesar													
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	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>609.00</td> </tr> <tr> <td>Dry Balcony</td> <td>54.00</td> </tr> <tr> <td>Cupboard</td> <td>16.00</td> </tr> <tr> <td>Balconies</td> <td>51.00</td> </tr> <tr> <td>Total</td> <td>730.00</td> </tr> </tbody> </table>		Particulars	Area in Sq. Ft.	Carpet Area	609.00	Dry Balcony	54.00	Cupboard	16.00	Balconies	51.00	Total	730.00
Particulars	Area in Sq. Ft.														
Carpet Area	609.00														
Dry Balcony	54.00														
Cupboard	16.00														
Balconies	51.00														
Total	730.00														

		<p>(Area as per actual site measurement) Carpet Area in Sq. Ft. = 619.00 Sq. Ft. (Area as per Agreement for Sale)</p> <p>Built-up Area in Sq. Ft. = 681.00 (Area as per Index II)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Behind D Mart, Ghodbunder Road, Opp, Parkwoods, Thane (West), Taluka & District Thane.
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached

24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 21,000.00 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 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 2019 (As per 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.
	Remark: As per measurement total Carpet area is 730.00 Sq. Ft. (including Dry Balcony, Cupboard and balcony area). Is more than area mentioned in the agreement. For the purpose of valuation we have considered the area as per Agreement.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 19.07.2023 for Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D', "Unique Greens Cop-op. Hsg. Soc. Ltd.", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, State – Maharashtra, Country – India belongs to **Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.12.2018 between M/s. Gurukrupa Developers (the Promoters) AND Mr. Mukesh M. Jain & Mrs. Ranjana Mukesh Jain (the Allottee/s)
2	Copy of Occupancy Certificate V. P. No. S06 / 0094 / 11 / TMC / TDD / OCC / 0744 / 19 dated 27.09.2019 issued by Thane Municipal Corporation.
3	Copy of Amend Commencement Certificate V. P. No. S06 / 0094 / 11 / TMC / TDD / 1244 / 14 dated 26.09.2014 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at land bearing Survey No. 166, Hissa No. 15E, 16H, 23K, 25B, 26B, 27B, 28B, 32B, 33A of Village Kavesar, Thane (West), Taluka & District Thane in the Registration District and Sub-District Thane and now within the limits of Thane Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 10.6KM. travelling distance from Thane railway station.

BUILDING:

The building under reference is having Stilt + 16 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 external condition of building is good. The building is used for residential purpose. 7th Floor is having 4 Residential Flats. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 7th floor. The composition of residential flat is having Living with Dining Area + Kitchen + 2 Bedrooms + 2 WC + Bath + Cupboard Area + Dry Balconies + Passage + Balconies. (i.e., **2BHK with 2 WC + 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 19th July 2023

The Carpet Area of the Residential Flat	:	619.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019
Expected total life of building	:	56 Years
Age of the building as on 2023	:	4 Years
Cost of Construction	:	681.00 X 2,700.00 = ₹ 18,38,700.00
Depreciation $\{(100-10) \times 4 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,24,740.00 per Sq. M. i.e. ₹ 11,589.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
Value of property as on 19.07.2023	:	619.00 Sq. Ft. X ₹ 16,500.00 = ₹ 1,02,13,500.00

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

Fair value of the property as on 19.07.2023	:	₹ 1,02,13,500.00
Total Value of the property	:	₹ 1,02,13,500.00
The realizable value of the property	:	₹ 91,92,150.00
Distress value of the property	:	₹ 81,70,800.00
Insurable value of the property (681.00 X 2,700.00)	:	₹ 18,38,700.00
Guideline value of the property (681.00 X 11,589.00)	:	₹ 78,92,109.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, 'D' Wing, Type 'D', " **Unique Greens Cop-op. Hsg. Soc. Ltd.**", Ghodbunder Road, Opp. Park Woods, Village Kavesar, Thane (West), PIN – 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 1,02,13,500.00 (Rupees One Crore Two Lakhs Thirteen Thousand Five Hundred Only)** as on **19.07.2023**.

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 **19th June 2023 is ₹ 1,02,13,500.00 (Rupees One Crore Two Lakhs Thirteen Thousand Five 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.

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

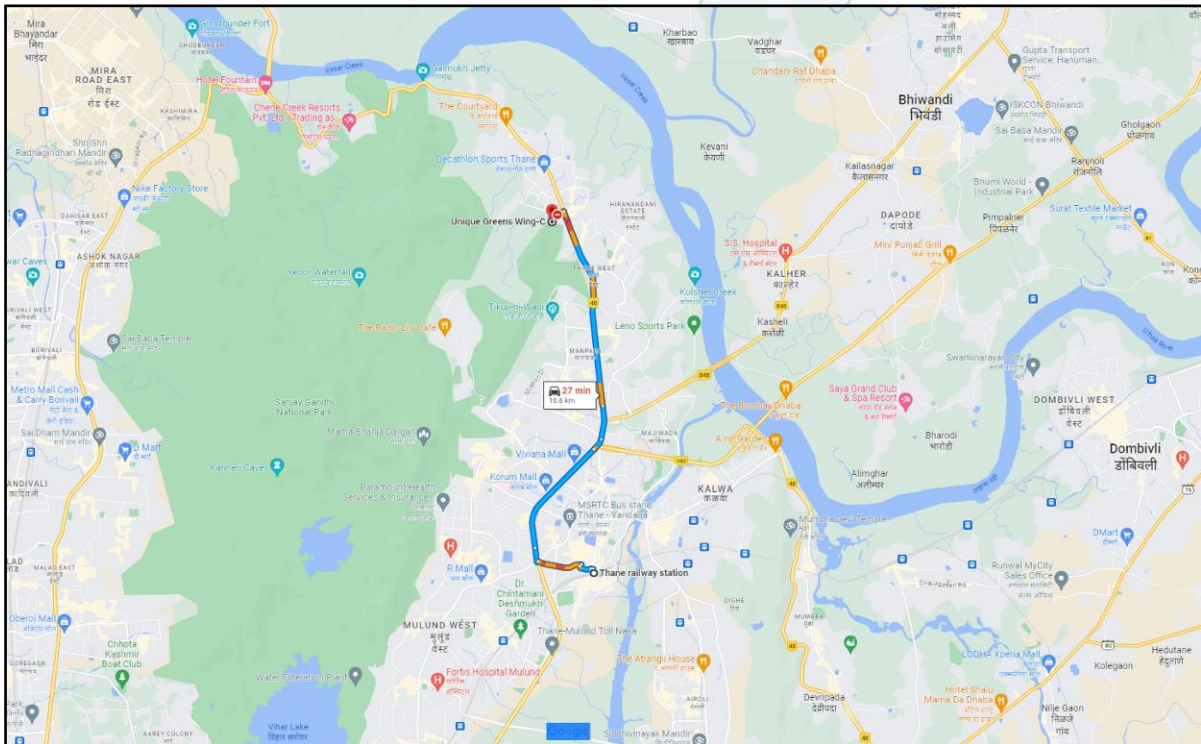
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 16 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	56 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
10.	Flooring	Vitrified tiles 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	N.A.
	(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	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	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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°15'29.4"N 72°58'00.3"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 10.6KM.)

Ready Reckoner Rate

Home		Valuation Rules	User Manual	Close	Feedback		
Annual Statement of Rates							
Year 2023/2024					Language English		
Selected District	ठाणे						
Select Taluka	ठाणे						
Select Village	गावाचे नाव : कावेसर						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	चूकी जमीन	निवासी सवनीका	ऑफिस	शुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	11/42-2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक गोळे कावेसर	24500	118800	136500	148600	136500	चौ. मीटर
SurveyNo	11/43 - 2क-1) रस्त्यापासून दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरित सिटीएस/सर्वे क्रमांक (गावठाण	23600	115500	132500	143600	132500	चौ. मीटर
SurveyNo	11/43/ B/2-विजय गार्डन ही.कॉ.	30900	109100	125800	145700	125800	चौ. मीटर
SurveyNo	11/43 अ - ट्रिपलवानी इस्टेट विकसीत सर्व्हे नंबर /सिटीएस	47700	153400	167200	218900	167200	चौ. मीटर
SurveyNo	11/43 ई -कावेसर गावातील विकसित विभागाच्या पुर्वेकडील जमिनी	17000	85200	90200	99400	90200	चौ. मीटर
1 2							

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,18,800.00			
Increase by 5% on flat located on 7 th floor	5,940.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,24,740.00	Sq. Mtr.	11,589.00	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

99acres Buy | Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in kavesar > 2 BHK Flats in kavesar

Verified

₹1.1 Cr @ 10,000 per sq.ft.
Estimated EMI ₹87,857

2BHK 2Baths
Flat/Apartment for Sale
in Unique Greens, kavesar, Thane, Mumbai

RERA STATUS: REGISTERED | Registration No: P51700009563 | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (9) | Society (15)

Area: Super Built up area 1100 sq.ft. (102.19 sq.m.)
Carpet area: 710 sq.ft. (65.96 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies with Pooja Room, Study Room, Servant Room, Store Room

Price: ₹1.1 Crore @ 10,000 per sq.ft. (Negotiable) [View Price Details](#)

Address: Unique Greens, kavesar, Thane

Floor Number: 14th of 17 Floors

Facing: West

Overlooking: Pool, Park/Garden, Club, Main Road, Others

Property Age: 1 to 5 Year Old

99acres Buy | Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in kavesar > 2 BHK Flats in kavesar

Posted on Mar 31, 2023

₹1.15 Cr @ 17,692 per sq.ft.
Estimated EMI ₹91,851

2BHK 2Baths
Flat/Apartment for Sale
in Unique Greens, kavesar, Thane, Mumbai

RERA STATUS: REGISTERED | Registration No: P51700009563 | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews | Explore

Property (0) | Society (15)

Area: Carpet area: 650 sq.ft. (60.39 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies

Price: ₹1.15 Crore @ 17,692 per sq.ft.

Address: Unique Greens, kavesar, Thane

Floor Number: 14th of 17 Floors

Property Age: 1 to 5 Year Old

Video (1/1) | Photos (12) | Floor Plan (2)

Sales Instance

133173 18-07-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दृश्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 1331/2023 नोंदणी : Regn.63m
गावाचे नाव : कावेसर		
(1)पिनकोडा प्रकार	करारनामा	
(2)मोबदला	10150000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	8681072.4	
(4) मू.मान, पोटहिसा व धरुमांक (असल्या)	1) पारिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिमा नं: 106, माळा नं: 1 ला मजला,विंग नं. बी-2, इमारतीचे नाव: पार्कवुडन बी-2 को ऑफ हौ सो रि, ब्लॉक नं: कावेसर, रोड नं: जी बी रोड,ठाणे प, इतर माहिती: सदनिमेकेचे क्षेत्रफळ 57.99 चौ मी कारपेट,वन कवर्ड कार पार्किंग बेअरिंग नं 36 सह (Survey Number : 163/ 1(Pt) to 9 (Pt), 165/1pt., 2pt., 166/ 6(Pt) to 16(Pt), 22Pt., 24Pt., 30Pt., and 167:;)	
(5) क्षेत्रफळ	57.99 चौ.मीटर	
(6)आकारणी किंवा लुहो देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-डेव्हिड एन डिसा . वय:45 पत्ता-प्लॉट नं: 106, माळा नं: 1 ला मजला, विंग नं. बी 2, इमारतीचे नाव: पार्कवुडन बी-2 को ऑफ हौ सो रि, ब्लॉक नं: कावेसर, रोड नं: जी बी रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AIWPD3162H 2): नाव-प्रिसीला आर डिसोझा . वय:34 पत्ता-प्लॉट नं: 106, माळा नं: 1 ला मजला, विंग नं. बी 2, इमारतीचे नाव: पार्कवुडन बी-2 को ऑफ हौ सो रि, ब्लॉक नं: कावेसर, रोड नं: जी बी रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-APUPD4187L	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-अमम कुमार राव्हा . वय:35; पत्ता-प्लॉट नं: 1804, आय विंग, माळा नं. , इमारतीचे नाव: प्रीन वर्ल्ड, ब्लॉक नं. , रोड नं: दिचे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AMEPL3447N 2): नाव-ईशा दास . वय:35; पत्ता-प्लॉट नं: 1804, आय विंग, माळा नं. , इमारतीचे नाव: प्रीन वर्ल्ड, ब्लॉक नं. , रोड नं: दिचे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BARPD3953K	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	1331/2023	
(12)बाजारभावामागे मुद्रांक शुल्क	710500	
(13)बाजारभावामागे नोंदणी शुल्क	30000	

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Sales Instance

9106530	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12
18-07-2023		दस्ता क्रमांक : 9106/2023
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		नेदणी :
		Regn.63m
गावाचे नाव : कावेसर		
(1)पिरेखाचा प्रकार	कररनामा	
(2)मोबदला	7000000	
(3)बाजारभावाभेदपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	6339168	
(4)भू-मापन,पोटोहिस्ता व धरुमांक(असल्या)	1) पारिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका 603,सहावा मजला,सी - विंग,पार्कवूडस सी को ऑप हौसिंग सोसायटी लि,जी बी रोड,कावेसर,ठाणे. सदनिकेचे क्षेत्र 39.59 चौ. मी कारपेट. सोबत एक कर्कड कार पार्किंग नं. 064 सोबत. ((Survey Number : 163/5Pt., 6Pt., 7Pt., 8Pt., 9Pt., 10Pt., 11Pt., 12Pt., 13Pt., 14Pt., 15Pt., 16Pt., 22pt., 24pt., 30pt., and 167.))	
(5) क्षेत्रकळ	39.59 चौ.मीटर	
(6)आकारणी किंवा तुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रा प्रविण सोनाळकर वय:-71 पता:-प्लॉट नं. 603, माळा नं. सहावा मजला, सी - विंग, इमारतीचे नाव: पार्कवूडस सी को ऑप हौसिंग सोसायटी लि, ब्लॉक नं. जी बी रोड, रोड नं. कावेसर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-CSEPS344E	
(8)दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जानवी प्रविण ठाकूर वय:-43; पता:-प्लॉट नं. 1802, माळा नं. - इमारतीचे नाव: ऑरिडिया, ब्लॉक नं. घोडबंदर रोड, रोड नं. ऑफ हिरानंदनी इस्टेट, वाघबीळ, ठाणे (वेस्ट), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AFLPTS396G 2): नाव:-प्रविण अशोक ठाकूर वय:-42; पता:-प्लॉट नं. 1802, माळा नं. - इमारतीचे नाव: ऑरिडिया, ब्लॉक नं. घोडबंदर रोड, रोड नं. ऑफ हिरानंदनी इस्टेट, वाघबीळ, ठाणे (वेस्ट), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AEXPTR799N	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2023	
(11)भूदुमार्क,खंड व पृष्ठ	9106/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 ₹ **1,02,13,500.00** (Rupees One Crore Two Lakhs Thirteen Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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