

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Manju Vinod Bohra & Mr. Kalpesh Vinod Bohra**

Residential Flat No. 503, 5th Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India.

Think Innovate Create

Latitude Longitude - 19°16'32.8"N 72°57'35.0"E

Valuation Prepared for:

Cosmos Bank

Recovery W-Off Wing, MRO, Dadar (West)

36-A, Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai - 400028,
State - Maharashtra, Country - India



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TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5th Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India belongs to **Mrs. Manju Vinod Bohra & Mr. Kalpesh Vinod Bohra.**

Boundaries of the property.

North : Internal Road
South : Golibar Road
East : Shree Saket
West : A Sing

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 47,38,750.00 (Rupees Forty Seven Lakh Thirty Eight Thousand Seven 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.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=india,
2.5.4.20=9827b6c4fa35d07a3c39a28a6513490c5e28a673037
15279077a18e5652, postalCode=400069, st=Maharashtra,
serialNumber=42265656ad6c899692a253a8f0c7b033911e0d49
9428f429a327b62584c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.18 12:06:40 +05:30

Auth. Sign.



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Residential Flat No. 503, 5th Floor, B Wing, "**Shree Prastha Co-op. Hsg. Soc. Ltd.**", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, 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 18.12.2023 for Bank Loan Purpose
2	Date of inspection	15.12.2023
3	Name of the owner/ owners	Mrs. Manju Vinod Bohra & Mr. Kalpesh Vinod Bohra
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. 503, 5 th Floor, B Wing, " Shree Prastha Co-op. Hsg. Soc. Ltd. ", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India. Contact Person: Mr. Ganesh K. (Bank Employee) Contact No. 8652071745
6	Location, street, ward no	Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615.
	Survey/ Plot no. of land	Old Survey No. 136, Hissa No. 3, New Survey No. 17, Hissa No. 3 of Village – Owale
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. = 785.00 (Area as per actual site measurement for Amalgamated Flat No. 503 & 504)

		Caret Area in Sq. Ft. = 372.00 (Area of Flat No. 503 as per Agreement for Sale) Built Up Area in Sq. Ft. = 446.00 (Carpet as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	N.A.
24	Is the building owner occupied/ tenanted/ both?	At present the property is vacant and in the possession of bank
	If the property owner occupied, specify portion	N.A.

	and extent of area under owner-occupation	
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	N. A.

	premises under any law relating to the control of rent?	
	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 – 2006 (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 supported by documentary proof.	N. A.
	Remark: 1. <i>As per site inspection, Flat No. 503 & 504 internally amalgamated to form a single flat having single entrance door. The said valuation is of Flat No. 503 only. For the purpose of valuation, we have considered the area as per agreement for sale of Flat No. 503.</i> 2. <i>At present the property is vacant and in the possession of bank.</i>	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Recovery W-Off Wing, MRO, Dadar (West) Branch to assess fair market value as on 18.12.2023 for Residential Flat No. 503, 5th Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India belongs to **Mrs. Manju Vinod Bohra & Mr. Kalpesh Vinod Bohra.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 19.01.2019.
2	Copy of Occupancy Certificate dated 25.05.2006 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate No. V. P. No. 2003 / 117 / TMC / TDD / 751 dated 31.05.2004 issued by Thane Municipal Corporation.



LOCATION:

The said building is located at Old Survey No. 136, Hissa No. 3, New Survey No. 17, Hissa No. 3 of Village – Owale, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 12.5 Km. from Thane railway station.

BUILDING:

The building under reference is having 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 building is used for residential purpose. 5th Floor is having 2 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential Flat under reference is situated on the 5th Floor. As per site inspection, Flat Nos. 503 & 504 are internally amalgamated to form a single flat having single entrance door. The said valuation is for Flat No. 503. The composition of amalgamated flat consists of 3 Bedroom + Living Room + Kitchen + 3 Toilets + Flowerbed Area + Cupboard Area (i.e., **3BHK Flat**). 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, cement plastering with POP false ceiling etc.

Valuation as on 18th December 2023

The Built Up Area of the Residential Flat	:	446.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Years
Cost of Construction	:	446.00 X 2,500.00 = ₹ 11,15,000.00
Depreciation {(100-10) X 17 / 60}	:	27.00%
Amount of depreciation	:	₹ 3,01,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,910.00 per Sq. M. i.e., ₹ 9,189.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 84,958.00 per Sq. M. i.e., ₹ 7,893.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,300.00 per Sq. Ft.
Value of property as on 18.12.2023	:	446.00 Sq. Ft. X ₹ 11,300.00 = ₹ 49,06,000.00

(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 18.12.2023	:	₹ 50,39,800.00 - ₹ 3,01,050.00 = ₹ 47,38,750.00
Total Value of the property	:	₹ 47,38,750.00
The realizable value of the property	:	₹ 40,27,938.00
Distress value of the property	:	₹ 33,17,125.00
Insurable value of the property	:	₹ 11,15,000.00
Guideline value of the property	:	₹ 35,20,278.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5th Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India for this particular purpose at **₹ 47,38,750.00 (Rupees Forty Seven Lakh Thirty Eight Thousand Seven Hundred Fifty Only)** as on **18th December 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 **18th December 2023 is ₹ 47,38,750.00 (Rupees Forty Seven Lakh Thirty Eight Thousand Seven 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:

Actual site photographs



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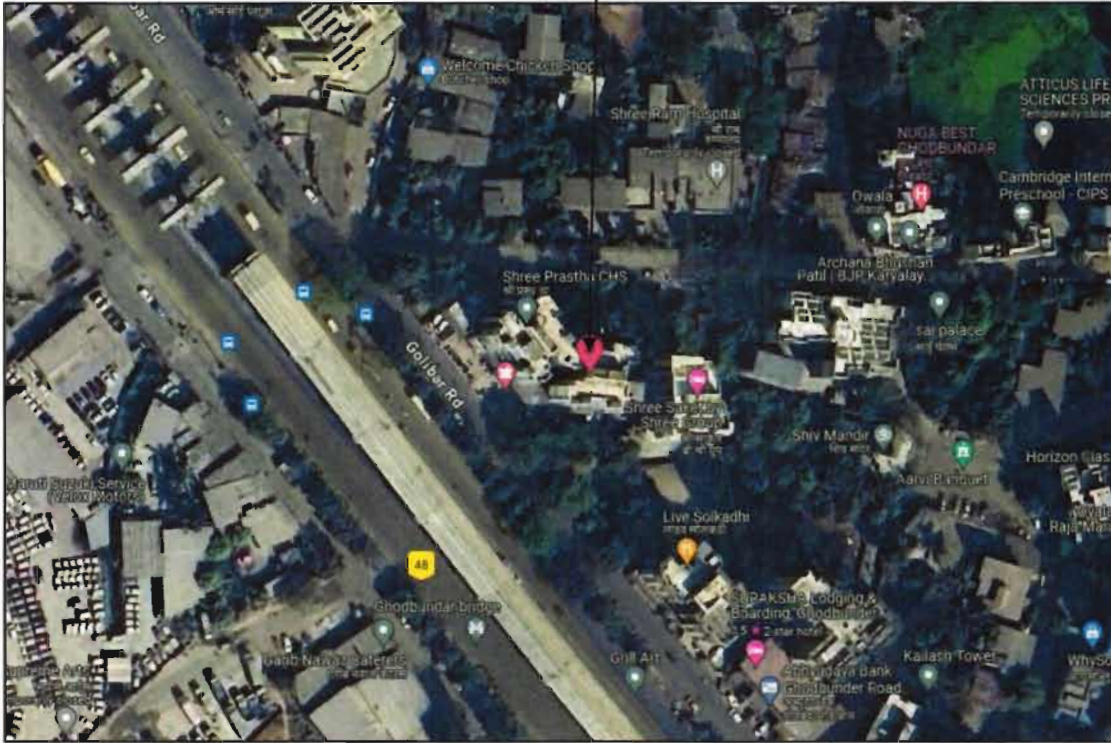
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Route Map of the property

Site,u/r



Latitude Longitude - 19°16'32.8"N 72°57'35.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 12.5 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : OWALE Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	1A/3) All properties facing Ghodbunder Road.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/76	21400	94200	93200	117700	93200
Gaothan, Survey No. 8, 17, 18, 91, 92, 93, 95, 102, 104, 107, 108, 111, 112, 113, 116, 117, 118, 119						
Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,200.00			
Increase by 10% on Flat Located on 15 th & 16 th Floor	4,710.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	98,910.00	Sq. Mtr.	9,189.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,400.00			
The difference between land rate and building rate (A – B = C)	77,510.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	84,958.00	Sq. Mtr.	7,893.00	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

HOUSING.COM Buy In Thane

Thane West

600 sq.ft. Build Up Area | ₹9.17 K/sq.ft. Avg. Price | 12 Year Old Age of property | Ready to move Possession status | Higher of 7 floors | East facing Facing | Unfurnished Furnishing

OVERVIEW | PROMOTIONS | FURNISHINGS | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | REGISTRY RECORDS | LOCALITY

Property location: **Shree Prastha, Owale, Thane West, Thane**

Around this Property

- Food and Drinks: Vihnuji Ki Rasni (4.9km)
- Healthcare: Dr. Nagalur's diabetes cent. (800m)

View more on Maps

Property Overview

Project Name: **Shree Prastha**

Price: **₹55.0 L.**

Area: **420 sq.ft.**

Estimated Value: **₹55,000**

Access Zero Brokerage Properties

Contact Seller: **Disha Real Estate Consultant** (+9198331...)

Get Contact Details

NOBROKER

1 BHK Flat in Shree Prastha For Sale in Thane

Thane West, Near to Swimming Pool and The Blue Road Road

₹55 Lakh

₹51,522/Month Estimated EMI

545 sq.ft.

1 Bedroom | 1 Bathroom | 12 Years Old | East Facing | 600 sq.ft. Built Up Area

Overview

- Age of Building: 12 Years
- Maintenance Charges: ₹5.0 Per Sq.Feet
- Built-up Area: 600 sq.ft.
- Ownership Type: Self-Owned
- Furnishing: Nil
- Carpeting: Carpet
- Wellhead Title: Yes
- Possession: Ready to Move

Price trends by neighborhood

Report what you see not correct in this property

Activity On This Property: 62 views, 0 favorites

Price Indicators

NOBROKER
My Bookings
Post New Property

1 BHK Flat in Shreeprastha Chsl For Sale in Thane West

(24 Lakhs) (Ready to Move) (Share Equ. Property)

₹ 50 Lacs

₹ 28,657/Month

₹ 2,000/1 Sq. Ft.

350

Sq. Ft.

Nearby: [O'Clock](#) [Big Shopping Center](#) [Hypercity](#) [The Courtland Restaurant](#) [Newera Solitaire Bldg A & B](#)

1 Bedroom

2 Bathroom

NA

Car

Get Owner Details

Price trends by V8Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	50 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1 Per Sq. Ft. M	Flooring	Wooded Tiles
Buildup Area	508 Sq. Ft.	Carpet Area	390 Sq. Ft.

Activity On This Property

2,169 0 1,0

magicbricks
Buy Rent Sell Home Loans
Login Post Property

₹ 45.0 Lac EMI - ₹ 20k [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in Shree Saket, Owale, Thane

1 Bed **1 Bath** **2 Balconies** **Unfurnished**

Carpet Area
323 sqft ₹ 13,932/sqft

Floor
4 (Out of 7 Floors)

Facing
North - East

Developer
Shree Developers

Transaction Type
Resale

Lift
1

Project
Shree Saket

Status
Ready to Move

Furnished Status
Unfurnished

Contact Owner

Harsha Choudhari

+91-942XXXXXXX

Get Phone No.

Contact Owner **Get Phone No.**

Last contact made 2 days ago

More Details

Price Breakup	₹ 45 Lac
Booking Amount	₹ 1.0 Lac
Address	Flat No 402 Shree Saket Ghodbander Road Owale Thane West Thane Maharashtra 400615, Owale, Thane - Central Thane, Maharashtra
Landmarks	shree Ram Hospital

Sale Instance

21042335	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5
15-12-2023	Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 21042 2022 नोदणी Regn.63m
गावाचे नाव : ओवळे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6571946.367	
(4) भू.मापन.पेटहिस्सा व धरक्रमांक असल्यास.	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :- इतर माहिती: मौजे ओवळे.नवीन सर्वे नं.8.हिस्सा नं.5.(जुना सर्वे नंबर 171 5)सदनिका नं.7डी.7 वा मजला.कासा बी बिल्डींग.कॉम्प्लेक्स कॉसमॉस काऊंटी.श्री राम हॉस्पिटल जवळ.घोडबंदर रोड.ओवळे.ठाणे प.सदनिकेचे क्षेत्र 596 चौ.फुट कार्पेट.(झोन नं.20 76 1अ.3)((Survey Number : नवीन सर्वे नं.8. हिस्सा नं.5.(जुना सर्वे नंबर 171 5):))	
(5) क्षेत्रफळ	596 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 -उमा शिवासुब्रमणियन - - वय -59 पत्ता -प्लॉट नं ए-703, माळा नं - इमारतीचे नाव केनोरा को ऑ ही सो. ब्लॉक न. हिरानंदानी इस्टेट, रोड नं घोडबंदर रोड,ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400607 पॅन नं -AMVPS2987F 2) नाव -कुमारपुरम शिवासुब्रमणियन वेंकटेश्वरन - - वय -36 पत्ता -प्लॉट नं ए-703, माळा नं - इमारतीचे नाव केनोरा को ऑ ही सो. ब्लॉक न. हिरानंदानी इस्टेट, रोड नं घोडबंदर रोड,ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400607 पॅन नं -AEPV6938R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -जयदीप जे चौधरी - - वय -39, पत्ता -प्लॉट नं सदनिका नं 6/डी. माळा नं - इमारतीचे नाव कासा बी विंग, कॉसमॉस काऊंटी, ब्लॉक नं - , रोड नं ओवळे,घोडबंदर रोड,ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400615 पॅन नं -AICPCS204E 2) नाव -पल्लवी जयदीप चौधरी - - वय -38, पत्ता -प्लॉट नं सदनिका नं 6/डी. माळा नं - इमारतीचे नाव कासा बी विंग, कॉसमॉस काऊंटी, ब्लॉक नं - , रोड नं ओवळे,घोडबंदर रोड,ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400615 पॅन नं -AJUPD7959E	
(9) दस्तऐवज करून दिल्याचा दिनांक	29 12 2022	
(10) दस्त नोदणी केल्याचा दिनांक	29 12 2022	
(11) अनुक्रमांक, खंड व पृष्ठ	21042 2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शिंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instance

14779335 15-12-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि.ठाणे 5 दस्त क्रमांक 14779 2022 नोंदणी Regn.63m
गावाचे नाव : ओवळे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	4349214	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास,	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: बी 404, माळा नं: 4 था मजला, बी विंग, इमारतीचे नाव: श्रीप्रस्थ को. ऑप.हौ.सो.लि., ब्लॉक नं: ओवळा, रोड - घोडबंदर रोड, ठाणे प., इतर माहिती: मौजे-ओवळे, ठाणे येथील सदनिकेचे क्षेत्रफळ 414 चौ.फुट कारपेट एरिया ((Survey Number Survey No. 17, Hissa No. 3.))	
(5) क्षेत्रफळ	414 चौ.फुट	
(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 -नितीन रघुनाथ कदम - - वय -43 पत्ता -प्लॉट नं सदनिका क्रं 404, माळा नं 4 था मजला, बी विंग, इमारतीचे नाव श्री प्रस्थ को ऑप हौ सो लि, ब्लॉक नं ओवळा नाका, रोड नं घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे पिन कोड -400615 पॅन नं -AMJPK2635G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -महेश मधुकर महाडीक - - वय -39, पत्ता -प्लॉट नं सदनिका क्रं 107, माळा नं - इमारतीचे नाव जमैला बेगम चाळ, ब्लॉक नं मेघवाडी, रोड नं. जोगेश्वरी पु. मुंबई, महाराष्ट्र, मुम्बई, पिन कोड -400060 पॅन नं -AGFPM6179K	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/09/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2022	
(11) अनुक्रमांक खंड व पृष्ठ	14779 2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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E-Auction Notice-17.11.2023

THE FREE PRESS MUMBAI | WEDNESDAY | OCTOBER 25, 2023 **6**
JOURNAL

Name of Borrower, Co-Borrowers Mortgagors & Guarantor	Details of Secured Assets for Sale/Auction
Borrower/Mortgagor: Mrs. Manju Vinod Jain (Bohra) Co-Borrowers/Mortgagors: 1. Mr. Vinod Bhuralal Jain (Bohra) 2. Mr. Kalpesh Vinod Jain (Bohra) Guarantor:- Mr. Bhavesh Basantkumar Jain	All that piece and parcel of Residential Flat No. 503, admeasuring area 34.52 sq. mtrs. i.e. 371.64 Sq. ft., (carpet) and Flat No. 504, admeasuring area 38.46 sq. mtrs. i.e. 414 sq. ft. (carpet) both flats s/ on 5th Floor, B Wing, Building known as Shree Prastha CHSL, Near Shree Ram Hospital, lying, being and situated at land bearing Old Survey No. 136, Hissa No.3, New Survey No.17, Hissa No. 3 of Village Owale, Ghodbunder Road, Thane, Taluka and District Thane within the limits of Thane Municipal Corporation.
Demand Notice Date & Amount	Demand Notice Date: 26.10.2021 & ₹62,00,634.20 plus further interest & charges thereon
Possession Date & Type	24.07.2023 (Physical)
Reserve Price	₹ 91,00,000/- (Rupees Ninety One Lakhs Only)
Earnest Money Deposit (E.M.D.)	₹9,10,000/- (Rupees Nine Lakhs Ten Thousand Only)
Bid Incremental Value	₹ 25,000/- (Rupees Twenty Five Thousand Only)
Date & Time of E-Auction	17.11.2023 from 1.00 pm to 2.00 pm
Date & Time Inspection	06.11.2023 from 11.00 am to 2.00 pm
STATUTORY NOTICE:- As per rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.	
This notice also be considered as a 15 days' notice to the Borrower, Co-Borrowers, Mortgagors & Guarantor of the said loans about holding of public auction sale on the above mentioned date & time if the dues are not repaid in full before the date & time of public auction.	
Note : 1. EMD/BID forms are freely available with Authorised Officer & on Bank Website. 2. Please contact for EMD payment details to Authorised Officer Mob-9322480888/7709571679/8975758517, 3. Last Date & Time of EMD and KYC Documents Submission: 16.11.2023 upto 4.30 p.m. For detailed terms & conditions of the auction sale is available with the Bank Website i.e. https://www.cosmosbank.com/auction-notice.aspx AND Auctioneer Website i.e. https://cosmosbank.auctiontiger.net	
Date: 25.10.2023 Place : Mumbai	Sd/- Authorised Officer Under SARFAESI Act, 2002 The Cosmos Co-Operative Bank Ltd.

E-Auction Notice-17.11.2023

नवशक्ति मुंबई, बुधवार, २५ ऑक्टोबर २०२३ ४



विकटरी आणि रद्द- ऑफ व्हिपार्टमेंट, रिजर्व-४
पत्रव्यवस्थाचा पत्ता: ट्रायलस्ट्रम बिल्डिंग, १ ला मजला, रामदेव रोड आणि गोखल रोड जंक्शन, गोखल रोड (उत्तर), दादा (पश्चिम), मुंबई ४०० ०२८. फोन क्र. ०२२- ६९४०६०१२/२८/५७/५८

सरफेसी अंक्ट, २००२ अंतर्गत ई-लिलाव विक्री सूचना

सिस्वुगिटी इन्टरेस्ट (एफकोसिमेंट) क्लास, २००२ च्या नियम ८(६) आणि ९(१) च्या परंतुकांख्ये सवाहा फ्लोच्य विक्रीसठी ई-लिलाव विक्री सूचना
सर्वमाध्यम उभता आणि विशेषतः कर्जदार, मह कर्जदार, महावदार आणि हमीदार यांना सूचना वादुगे देण्यात येते की, खालील वर्तिलेन्ना सवाहा मिळकती ताण धनकोकडे महाण आणित, ज्यांचा कबा दि कामध्यास को- ऑफ. बँक लि. चय प्राधिकृत अधिकाऱ्यांनी पेशता आहे त्या येथील खालील दिलेन्ना उपजिल्हदुसरा बँकचय व कबा की ज्या वसुती काँता "जे आहे तेच आहे", "जे आहे तसे आहे" आणि "जे काही आहे तेच आहे" आणि "कोणत्याही मदतीशिवाय" तत्वाते विकण्यात येणा आहेत.

कर्जदार, मह-कर्जदार, महावदार आणि हमीदारांचे नावे	विक्री/ लिलावाकरिता ताण घेणेचा तपगिन
कर्जदार/ महावदार: श्री. मंजु विनोद जैन (बोहरा) मह-कर्जदार/ महावदार: १. श्री. विनोद मुराली जैन (बोहरा) २. श्री. कल्पेश विनोद जैन (बोहरा) हमीदार: श्री. प्रवेश वसंतकुमार जैन	ठाण महाणापाकिरच्या हॉटेल गाव ऑक्ट. घोडबंद रोड, ठाण तालुका आणि जिन्हा ठाण ना जमीन धाक दुना सखे क्र. १३६, हिस्सा क्र. ३, नवीन सखे क्र. १७, हिस्सा क्र. ३ चेच मिळ असलेले आणि वसलेले श्री राम हायिटीज जवळ श्री प्रमथ सोप्यासएल ताचे उत इमारत ची विया ५ वा मजलाचा रिक्रुमिंत फ्लॉट क्र. ५०३, पंजमार्गित क्षेत्र ३७१.६४ चौ. फू. माणजेच ३४.५२ चौ. मी. (चटई) क्षेत्र आणि प्लॉट क्र. ५०४, पंजमार्गित क्षेत्र ४१४ चौ. फू. माणजेच ३८.४६ चौ. मी. (चटई) क्षेत्रचे सर्व तू धाण आणि विषय.
सगली सूचना तारीख आणि रकम	सगली सूचना तारीख: २६.१०.२०२१ आणि रु. ६२,००,६३४.२० अधिक त्यावरील पुर्वील व्याज आणि प्रमथ
कबाची तारीख आणि कबाचा प्रकार	२४.०७.२०२३ (प्रमथ)
राखीव किंमत	रु. ९९,००,०००/- (एचचे एकवधारणत लाख घाव)
इमारत अनामन रकम (ई. एम. डी.)	रु. ९,९०,०००/- (एचचे नऊ लाख टा हवार घाव)
बोली वादविषयाचे मूल्य	रु. २५,०००/- (सर्वे पंचवीस हजार घाव)
ई- लिलावाची तारीख आणि वेळ	१७.११.२०२३ रोजी सु. १.०० ते सु. २.००
निरिक्षणाची तारीख आणि वेळ	०६.११.२०२३ रोजी स. ११.०० ते सु. ०२.००

बैधानिक सूचना: - सिस्वुगिटी इन्टरेस्ट (एफकोसिमेंट) क्लास, २००२ च्या नियम ८(६) व ९(१) नुसार सदा सूचना ही ई-लिलावाचय तारीख आणि वेळेपूर्वी सपूर्ण धकबाकी चुकती न केन्नास वरील नमुद तारीख आणि वेळी जशीर ई-लिलाव विक्री करवाबाबत सदा कर्जाची कर्जदार, मह कर्जदार, महावदार आणि हमीदार यांना मुपुद १५ दिवसांची सूचना समजण्यात यावी.

टिप: १. इण्पडी/बोली प्रपत्र प्राधिकृत अधिकाऱ्यांकडे आणि बँक वेबसाईटवर मुकपणे उपलब्ध आहेत. २. इण्पडी प्रदान करणयाचया तपगिनकरिता कृपया प्राधिकृत अधिकाऱ्यांना मोबा क्र. ९३२२४८०८८८/७७०९५७१६०९/८९७५७५८५१७ संपके करावा. ३. इण्पडी आणि कबाचयमी इमारत त तारीखकाळाती अनिम तारीख आणि वेळ: १६.११.२०२३ सायं ८.३० पर्यंत.

विक्रीचय तपगिल्लाव अटी आणि शर्ती ताण घनकोनी वेबसाईट माणजेच <https://www.cosmosbank.com/auction-notice.aspx> आणि लिलावकाती वेबसाईट माणजेच <https://cosmosbank.auctiontiger.net> ना सदर्प घ्यावा.

दिनांक ०५.१०.२०२३
टिकाण: मुंबई

महो/-
प्राधिकृत अधिकारी
सरफेसी अंक्ट २००२ अन्वये
दि कामध्यास को- ऑफ रजिस्टर्ड बँक लि.

(टीप: खीर यांचातर तपगिन तपगिल्लावाम मुपुद इंगजी प्रक)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th December 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, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 47,38,750.00 (Rupees Forty Seven Lakh Thirty Eight Thousand Seven Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9832b6c4ad35d0390c199a26865913490cf3d341133
11527917a1805612, postalCode=400069, st=Maharashtra,
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194e283e28a127b6198c, cn=MANOJ BABURAO CHALIKWAR
Date: 2017.12.18 12:07:12 +05'30'

Auth. Sign.

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