

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni**

Name of Owner: **Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi**

Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd.", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India

Latitude Longitude - 19°15'39.4"N 72°58'23.1"E

### Valuation Prepared 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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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**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](mailto:mumbai@vastukala.org)

Vastu/Thane/12/2023/5655/2304281  
30/12-510-PSRJ  
Date: 30.12.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd.", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India belongs to **Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi** Name of Proposed Purchaser is **Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni**.

Boundaries of the property.

North : Vijay Garden Road  
South : Chitra Apartment  
East : Surendra Villa  
West : Internal Road / Shree Ganesh Mandir

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 **₹ 90,21,000.00 (Rupees Ninety Lakh Twenty-One Thousand 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  
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 Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.30 16:30:07 +05'30'

Auth. Sign.



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 :

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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. 204, 2nd Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd. ", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, 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 30.12.2023 for Bank Loan Purpose
2	Date of inspection	16.12.2023
3	Name of the owner/ owners	<b>Name of Owner:</b> Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi  <b>Name of Proposed Purchaser:</b> Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 204, 2 <sup>nd</sup> Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd. ", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India  <b>Contact Person:</b> Vaishnavi Korgaonkar (Tenant) Contact No. 8600947100
6	Location, street, ward no	Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Survey No. 190/1 & 3A 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 576.00  Cupboard Area in Sq. Ft. = 21.00  Dry Balcony Area in Sq. Ft. = 30.00  Total Carpet Area in Sq. Ft. = 627.00  (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 620.00  (Area as per Sale Agreement)</b></p> <p><b>Built Up Area in Sq. Ft. = 744.00  (Area as per Index II)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District – Thane.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached

24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Vaishnavi Korgaonkar Rented Since – 1 Year
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vaishnavi Korgaonkar - Tenant
	(ii) Portions in their occupation	Fully
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 21,000.00 Present 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.
	<b>SALES</b>	

38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (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.
<b>Remark:</b>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 30.12.2023 for Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd. ", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India belongs to **Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi** Name of Proposed Purchaser is **Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni**.

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

1.	Copy of Draft Agreement for sale for the year December 2023 Between Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi (The Transferors) and Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni (The Transferees)
2	Copy of Index II document No. 11746 / 2011 between M/s. Uma Developers and Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi dated 29.12.2011.
3.	Copy of Occupancy Certificate V. P. No. 2006 / 180 / TMC / TDD / 17 Dated 17.04.2013 issued by Thane Municipal Corporation, Thane.
4	Copy of Society Share Certificate No. 008 dated 11.12.2016 in the name of Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi issued by New Revati Co-Op. Hsg. Soc. Ltd.

**LOCATION:**

The said building is located at Survey No. 190/1 & 3A of Village – Kavesar, Thane (West), Taluka & District - Thane. The property falls in Residential Zone. It is at a travelling distance 8.9 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Stilt + 12 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. 2<sup>nd</sup> Floor is having 4 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Dry Balcony Area (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 30<sup>th</sup> December 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>620.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	10 Years
Cost of Construction	:	744.00 X 2,500.00 = ₹ 18,60,000.00
Depreciation $\{(100-10) \times 10 / 60\}$	:	15.00%
Amount of depreciation	:	₹ 2,79,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,18,800.00 per Sq. M. i.e., ₹ 11,037.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,09,370.00 per Sq. M. i.e., ₹ 10,161.00 per Sq. Ft.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
<b>Value of property as on 30.12.2023</b>	<b>:</b>	<b>620.00 Sq. Ft. X ₹ 15,000.00 = ₹ 93,00,000.00</b>

(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)

<b>Depreciated fair value of the property as on 30.12.2023</b>	<b>:</b>	<b>₹ 93,00,000.00 - ₹ 2,79,000.00=</b> <b>₹ 90,21,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 90,21,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 81,18,900.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 72,16,800.00</b>
<b>Insurable value of the property (744 X 2,500.00)</b>	<b>:</b>	<b>₹ 18,60,000.00</b>
<b>Guideline value of the property (744 X 10,161.00)</b>	<b>:</b>	<b>₹ 75,59,784.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 2A, "**Revati**", **New Revati Co-Op. Hsg. Soc. Ltd.**, Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India for this particular purpose at **₹ 90,21,000.00 (Rupees Ninety Lakh Twenty-One Thousand Only)** as on **30<sup>th</sup> 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 **30<sup>th</sup> December 2023** is **₹ 90,21,000.00 (Rupees Ninety Lakh Twenty-One Thousand 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

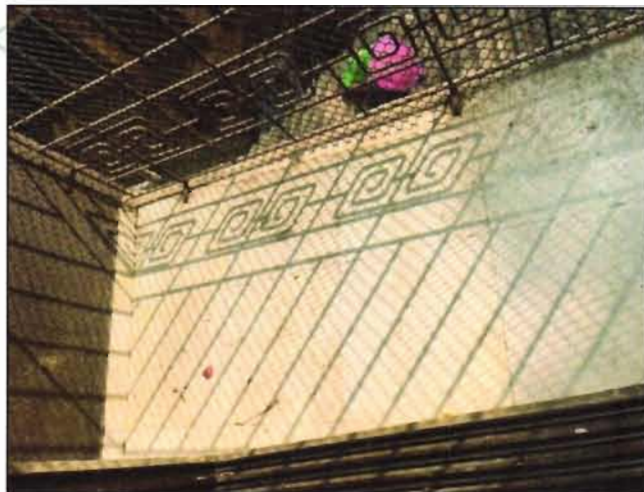
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3	Year of construction	2013 (As per Occupancy Certificate)
4	Estimated future life	50 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 door, Powder Coated Aluminium sliding windows
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 Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed 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	Not Provided
18	No. of lifts and capacity	2 Lifts & Along with Podium Parking Space No. P-7
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°15'39.4"N 72°58'23.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 8.9 Km.)

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home

Valuation Guidelines | User Manual

Year: 2023-2024

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav | Kavesar (Thane Mahar)

Search By:  Survey No.  Location

Enter Survey No: 190 Search

वर्ग/विभाग	भूमी जमीन	निवासी आवृत्ती	खेतीय पुकाने	औद्योगिक पुकाने	एकक (Rs.)	Attribute
11/42-2B-1) कोकसंबंद रोडच्या दोन्ही बाजू वगळता सर्व इतरांक सोबत कोकसंबंद	24500	118800	136500	148600	136500	सी. सी.टी. दर सर्व इतर नोंद
11/43 - 2B-1) कल्याणपुत्र दूर जमिनीचा भाग कोकसंबंद गावातील इतर	23600	118500	132500	143600	132500	सी. सी.टी. दर
इतर विभाग "अ" यातील विक्रीसाठी जमिनीच्या खेतीय/खेतीय इतरांक ( गाव/शास)						

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,18,800.00			
No Increase, Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,18,800.00</b>	<b>Sq. Mtr.</b>	<b>11,037.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	24,500.00			
The difference between land rate and building rate (A – B = C)	94,300.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,09,370.00</b>	<b>Sq. Mtr.</b>	<b>10,161.00</b>	<b>Sq. Ft.</b>

### 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)	<b>On Ground to 4 Floors</b>	<b>No increase for all floors from ground to 4 floors</b>
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 Post property

**₹80 Lac** ₹8,000 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 8,500 ₹8,000 per sq.ft. (Regulated)

**NOT AVAILABLE** Website: <https://www.99acres.com>

[Overview](#) [Dealer Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

**Property (1)**

- Super Built up area:** 1000 sq.ft.
- Built Up Area:** 110 sq.ft.
- Carpet area:** 690 sq.ft.
- Price:** ₹ 80 Lac @ 8,000 per sq.ft. (Regulated)
- Location:** Akashganga Complex, Kaveras, Thane
- Floor:** 5<sup>th</sup> of 7 Floors
- Orientation:** East
- Facilities:** Park/Garden, Main Road
- Project Age:** 5 to 10 Year Old

**99acres** Buy - Enter Locality / Project / Society / Landmark Post property

**₹90 Lac** ₹10,588 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹ 11,850 ₹10,588 per sq.ft. (Regulated)

**NOT AVAILABLE** Website: <https://www.99acres.com>

[Overview](#) [Dealer Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

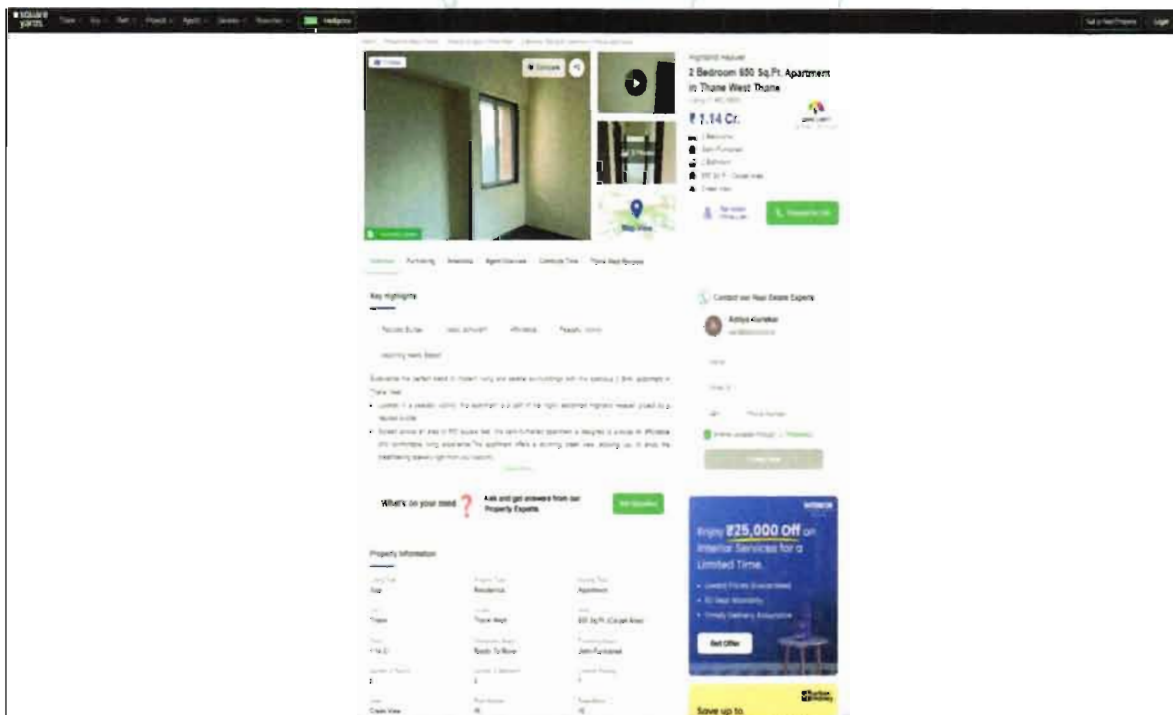
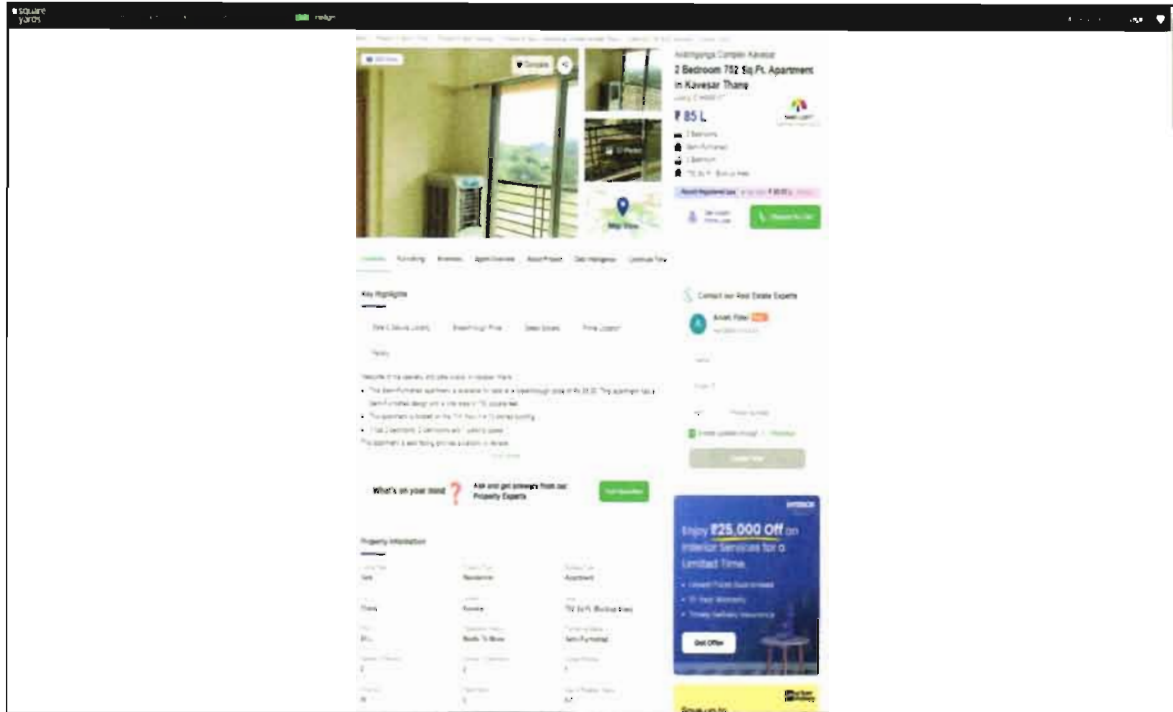
**Property (13)**

- Built Up Area:** 950 sq.ft.
- Carpet area:** 700 sq.ft.
- Price:** ₹ 90 Lac + Govt Charges & Tax @ 10,588 per sq.ft. (Regulated)
- Location:** Akashganga Complex, Kaveras, Thane
- Floor:** 5<sup>th</sup> of 7 Floors
- Orientation:** South East
- Facilities:** Main Road, Others
- Project Age:** 5 to 10 Year Old

**Deal with Trusted RERA Professionals**

RERA Certified Dealer has posted this property!

## Price Indicators



## Sales Instance

12248530	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 12
30-12-2023		दस्त क्रमांक 12248/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी Regn:63m
<b>गावाचे नाव : कावेसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5300000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6394430	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 502, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं.1,विशाखा, ब्लॉक नं: विशाखा को.ऑप.हौ.सो.लि., रोड : आकाशगंगा.घोडबंदर रोड,कावेसर.ठाणे(प.), इतर माहिती: सदनिकेचे क्षेत्रफळ 500 चौ.फुट कार्पेट( ( Survey Number : 190, Hissa No. 1 & 3A ; ) )	
(5) क्षेत्रफळ	55.76 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 -ओम अनिल जोशी . वय:-37 पत्ता:-प्लॉट नं: 502, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं.1, विशाखा, ब्लॉक नं: आकाश गंगा, जी.बी.रोड, रोड नं: कावेसर, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ALDPJ5939M 2): नाव -अलका अनिल जोशी . वय:-63 पत्ता:-प्लॉट नं: 502, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं.1, विशाखा, ब्लॉक नं: आकाश गंगा, जी.बी.रोड, रोड नं: कावेसर, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ACIPJ5717D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राकेश मनोहर मैत्रे वय:-48; पत्ता:-प्लॉट नं 501, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं 1, विशाखा, ब्लॉक नं: आकाश गंगा, जी.बी.रोड, रोड नं: कावेसर, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AGPPM4088D 2): नाव.-स्मिता राकेश मैत्रे वय:-43, पत्ता:-प्लॉट नं: 501, माळा नं: 5 वा मजला, इमारतीचे नाव: बिल्डींग नं. 1, विशाखा, ब्लॉक नं: आकाश गंगा, जी.बी.रोड, रोड नं: कावेसर, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ANPPM3096A	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	12248/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	448000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
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 **30<sup>th</sup> 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 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 neighbourhood 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 ₹ 90,21,000.00 (Rupees Ninety Lakh Twenty-One Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.30 16:30:17 +05'30'

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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