

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Shailesh Subedar Singh & Mrs. Pritika Shailesh Singh**

Commercial Shop No. FC-15, 2<sup>nd</sup> Floor, "Eternity Commercial Premises Co-op. Soc. Ltd.," Eternity Mall,  
Naupada, Thane (West), Thane – 400602, State – Maharashtra, Country – India.

Think Innovate Create  
Latitude Longitude - 9°11'13.4"N 72°57'46.9"E

### Valuation Done for:

**Cosmos Bank**

**Mulund (West) Branch**

Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West), Mumbai – 400 080,  
State – Maharashtra, Country – India.



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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)

## VALUATION OPINION REPORT

The property bearing Commercial Shop No. FC-15, 2<sup>nd</sup> Floor, "Eternity Commercial Premises Co-op. Soc. Ltd.," Eternity Mall, Naupada, Thane (West), Thane – 400602, State – Maharashtra, Country – India belongs to **Mr. Shailesh Subedar Singh & Mrs. Pritika Shailesh Singh.**

Boundaries of the property.

North : L.B.S. Marg  
South : Eternity Complex  
East : Service Road  
West : Open Plot

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 **₹ 70,00,650.00 (Rupees Seventy Lakh Six 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  
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: 2024.02.24 12:45:50 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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mumbai@vastukala.org

Commercial Shop No. FC-15, 2<sup>nd</sup> Floor, "Eternity Commercial Premises Co-op. Soc. Ltd.," Eternity Mall, Naupada, Thane (West), Thane – 400602, 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 24.02.2024 for Banking Purpose
2	Date of inspection	03.02.2024
3	Name of the owner/ owners	<b>Mr. Shailesh Subedar Singh &amp; Mrs. Pritika Shailesh Singh</b>
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> Commercial Shop No. FC-15, 2 <sup>nd</sup> Floor, "Eternity Commercial Premises Co-op. Soc. Ltd.," Eternity Mall, Naupada, Thane (West), Thane – 400602, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mahendra Sathe (Owner's Relative) Contact No. 8169699449
6	Location, street, ward no	Eternity Mall, Naupada, Thane (West)
	Survey/ Plot no. of land	Survey Nos. 83/1(Pt), 49 (Pt), 47/2 (Pt), 47/1, 46/12, 46/8, 48/1, 146(Pt), 46/1, 46/9, 46/10 & 46/11 of Village – Naupada
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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	Carpet Area in Sq. Ft. = 241.00 Loft Area in Sq. Ft. = 198.00 (Height of Loft 7'4") Total Carpet Area in Sq. Ft. = 439.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 235.00 (Area as per Agreement for Sale)

		<b>Built Up Area in Sq. Ft. = 282.00 (Carpet + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	L.B.S. Marg, Eternity Mall, Naupada, Thane (West), Thane – 400602.
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?	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	<b>RENTS</b>	
	(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	N.A.
	(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?	N.A.
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 Commercial Shop 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 – 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 Labour supported by documentary proof.	N. A.
	<p><b>Remark:</b></p> <p>1. As per Site Inspection, Actual Total Carpet Area is 439.00 Sq. Ft (Including Loft Area of 198.00 Sq. Ft.) is more than Carpet Area 235.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the agreement for sale. Hence, to give proper weightage to the value of the property, higher rate i.e. 24,825.00 per Sq. Ft. on Built up Area (After Depreciation) is considered.</p> <p>2. As per site inspection, loft area is present on site. We have not considered the loft area for valuation purpose as same has not been mentioned in the agreement.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 24.02.2024 for Commercial Shop No. FC-15, 2<sup>nd</sup> Floor, “Eternity Commercial Premises Co-op. Soc. Ltd.,” Eternity Mall, Naupada, Thane (West), Thane – 400602, State – Maharashtra, Country – India belongs to **Mr. Shailesh Subedar Singh & Mrs. Pritika Shailesh Singh.**

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

1	Copy of Agreement for Sale dated 16.02.2024.
2	Copy of Share Certificate No. 125 transferred dated 01.02.2023 in the name of Smt. Sushma Devanand Koli issued by Eternity Mall Premises Co-op. Soc. Ltd.
3	Copy of Occupancy Certificate No. V. P. No. 86148 / TMC / TDDD / 121 dated 26.05.2006 issued by Thane Municipal Corporation for Shopping Mall & Multiplex comprising of Lower Ground + Stilt + Ground + 3 <sup>rd</sup> Upper Floors.

### LOCATION:

The said building is located at Survey Nos. 83/1(Pt), 49 (Pt), 47/2 (Pt), 47/1, 46/12, 46/8, 48/1, 146(Pt), 46/1, 46/9, 46/10 & 46/11 of Village – Naupada, Taluka & District – Thane. The property falls in Commercial Zone. It is at a travelling distance 1.7 Km. from Thane railway station.

### BUILDING:

The building under reference is having Lower Ground + Stilt + Ground + 3<sup>rd</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building

external condition is good. The building is used for commercial purpose. 2<sup>nd</sup> Floor is having 40 Commercial Shop. The building is having 2 lifts.

### **Commercial Shop:**

The Commercial Shop under reference is situated on the 2<sup>nd</sup> Floor. It consists of Working Area + Loft Area (Height of Loft 7'4"). The Commercial Shop is finished with Vitrified tiles flooring, MS rolling shutter door with glass door, Concealed electrification & concealed plumbing. The Shop condition is good.

### **Valuation as on 24<sup>th</sup> February 2024**

<b>The Built Up Area of the Commercial Shop</b>	<b>:</b>	<b>282.00 Sq. Ft.</b>
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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 2024	:	18 years
Cost of Construction	:	282.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,05,000.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 1,90,350.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,26,720.00 per Sq. M. i.e. ₹ 11,773.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,12,928.00 per Sq. M. i.e. ₹ 10,491.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,500.00 per Sq. Ft.
<b>Value of property as on 24.02.2024</b>	<b>:</b>	<b>282.00 Sq. Ft. X ₹ 25,500.00 = ₹ 71,91,000.00</b>

(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)

<b>Depreciated fair value of the property as on 24.02.2024</b>	<b>:</b>	<b>₹ 71,91,000.00 - ₹ 1,90,350.00 = ₹ 70,00,650.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 70,00,650.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 63,00,585.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 56,00,520.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 7,05,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. FC-15, 2<sup>nd</sup> Floor, "Eternity Commercial Premises Co-op. Soc. Ltd.," Eternity Mall, Naupada, Thane (West), Thane – 400602, State – Maharashtra, Country – India for this particular purpose at **₹ 70,00,650.00 (Rupees Seventy Lakh Six Hundred Fifty Only)** as on **24<sup>th</sup> February 2024**.

### **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 **24<sup>th</sup> February 2024 is ₹ 70,00,650.00 (Rupees Seventy Lakh Six 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:

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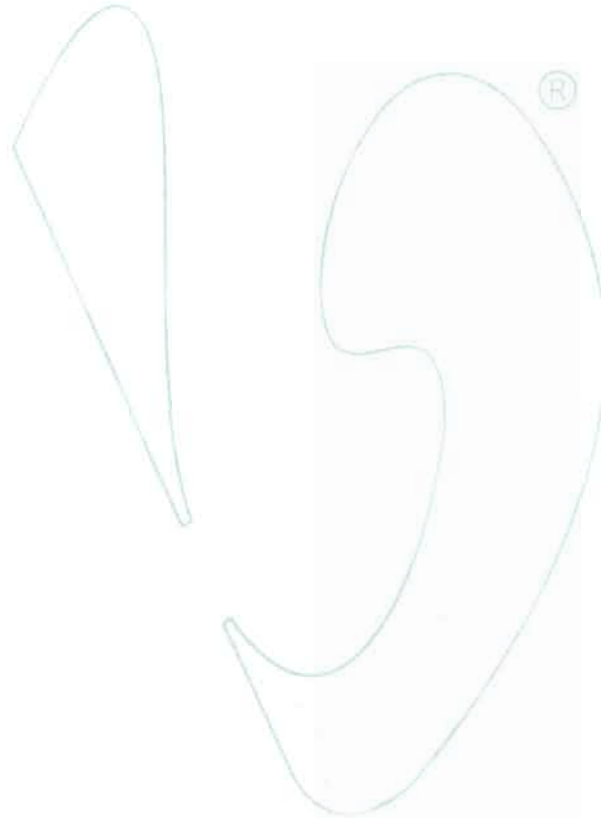




**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Lower Ground + Stilt + Ground + 3 <sup>rd</sup> Upper Floors.
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on 2 <sup>nd</sup> Floor
3	Year of construction	2006 (As per Occupancy Certificate.)
4	Estimated future life	42 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	MS rolling shutter doors with glass doors
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
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.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace

21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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



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### Actual site photographs



## Actual site photographs



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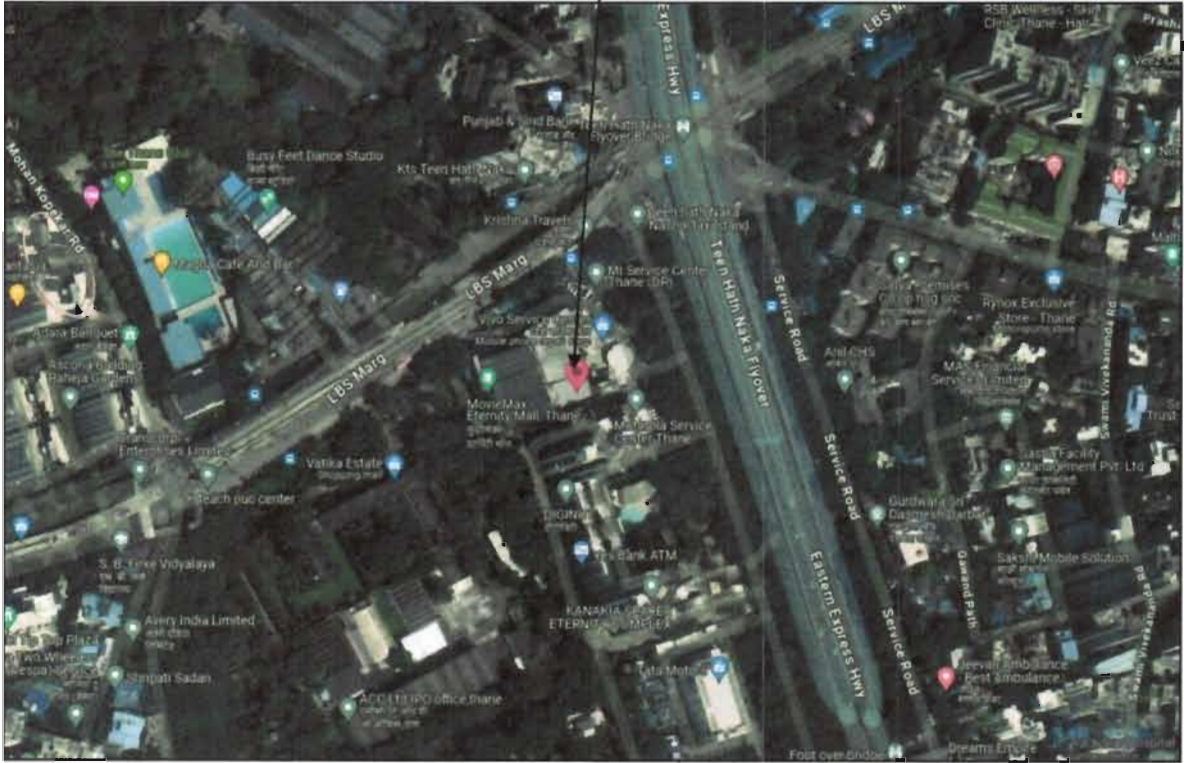
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## Route Map of the property

Site u/r



**Latitude Longitude - 9°11'13.4"N 72°57'46.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 1.7 Km.)



## Ready Reckoner Rate

DIVISION / VILLAGE : NAUPADA 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	Kanakia Spaces- Eternity Hsg. Complex					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/10/A/1	50100	126500	145700	158400	145700
Survey No. 9, 10, 11, 12, 46/1, 46/8, 47/1, 47/2, 48, 49, 83/1, 145						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Shop located on 2 <sup>nd</sup> Floor (A)	1,26,720.00	Sq. Mtr.	11,773.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	50,100.00			
The difference between land rate and building rate (A – B = C)	76,620.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,12,928.00</b>	<b>Sq. Mtr.</b>	<b>10,491.00</b>	<b>Sq. Ft.</b>

### Malls / Departmental Stores and Larges Shopping Complex: -

Valuation of shop in Malls / Departmental stores and Large shopping complex which does not have independent valuation zone should be done as per rate of Gala / Shop under that valuation zone and below mentioned point should be considered.

Location Floor on which shop is located.	Rate of Shop	For Malls / Department stores 10% rate should be added upto 1 <sup>st</sup> floor
1) Basement	70%	70%
2) Lower Ground Floor	80%	80%
3) Ground Floor & Upper Ground Floor	100%	110%
4) First Floor	85%	95%
<b>5) Second Floor or above</b>	<b>80%</b>	<b>80%</b>

**Note:** For Malls / Department stores 10% rate should be added upto 1<sup>st</sup> floor to above mentioned percentages for each classification. If rates for malls / departmental stores are separately given by allocating a independent sub-zone for it, then above point should not b considered. If value arrived as above is less than value of office / commercial on upper floor then the rate of office / commercial is to be considered. Above rates should not be further reduced as per point No. 9(b).

## Sale Instance

गावाचे नाव : नौपाडा	
2139474 05-02-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक . सह दु.नि.ठाणे 2 दस्त क्रमांक : 21394:2023 नोंदणी Regn.63m
गावाचे नाव : नौपाडा	
(1) विलेखाचा प्रकार	करारनामा
(2) मीबदला	3500000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2989967.06
(4) भू-मापन पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन . इतर माहिती: मोजे - नौपाडा ता व जि. ठाणे येथील शॉप नं. एफसी-10,दुसरा मजला,इंटरनेटी कमर्शियल प्रिमायसेस को.ऑप.सोसा.लि., नौपाडा,ठाणे प... शॉपचे क्षेत्र 129 चौ.फूट(कारपेट).. झोन - 3-10/सी-6अ ( Survey Number : 83 1(Pt), 49 (Pt), 47 2 (Pt), 47/1, 46/12, 46/8, 48/1, 146(Pt), 46/1, 46/9, 46/10 & 46/11 : )
(5) क्षेत्रफळ	129 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 -राजू उत्तमानी तर्फे सोहनी आर उत्तमानी - वय -59 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - ब्लॉक नं. , रोड नं. श्रद्धा हॉस्पिटल च्यावर, सेंट्रल हॉस्पिटल रोड, उल्हासनगर क्र. 3, हनुमान मंदिराजवळ, उल्हासनगर 2, ठाणे महाराष्ट्र, ठाणे पिन कोड -421002 पॅन नं. -AABPU3643A 2) नाव -सोहनी आर उत्तमानी - वय -59 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - ब्लॉक नं. , रोड नं. श्रद्धा हॉस्पिटल च्यावर, सेंट्रल हॉस्पिटल रोड, उल्हासनगर क्र. 3, हनुमान मंदिराजवळ, उल्हासनगर 2, ठाणे, महाराष्ट्र, ठाणे, पिन कोड -421002 पॅन नं. -AAIPU1386K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -दिपाली एन वावेकर - वय -48, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - ब्लॉक नं. , रोड नं. 101, रोहलूची सीएचएस लि. आनंद विश्वाजवळ गुरुकुल कॉलेज ऑफ लॉ, ऑप एसीसी कॉलेजी, परबवाडी, महाराष्ट्र, ठाणे पिन कोड -400604 पॅन नं. -ADOPW1045J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21394/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
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 Instance

गावाचे नाव : नौपाडा	
313673 05-02-2024 Note :-Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुयम निबंधक दु.नि. ठाणे 1 दस्त क्रमांक - 3136/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : नौपाडा</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3100000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2013105.6
(4) भू-मापन पोर्टहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं 58. माळा नं: तळ मजला, इमारतीचे नाव: ईटरनिटी कमर्शियल प्रिमायसेस को ऑप सी लि. ब्लॉक नं: नौपाडा. रोड : ठाणे प. इतर माहिती: शॉपचे 114 चौ फुट कारपेट ( ( Survey Number : 83/1(Pt). 49 (Pt). 47/2 (Pt). 47/1. 46/12. 46/8. 48 1. 146(Pt). 46/1. 46/9. 46/10 & 46/11 ; ) )
(5) क्षेत्रफळ	114 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.-अविनाश एस देशपांडे - वय -55 पत्ता -प्लॉट नं 201, बिल्डिंग नं 11-आय , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं निलम नगर, फेज 2, गवन पाडा, मुलुंड पूर्व, महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं -AADPD0144K 2): नाव -दिपाली अविनाश देशपांडे - वय -54 पत्ता -प्लॉट नं 201, बिल्डिंग नं 11-आय , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , रोड नं. निलम नगर, फेज 2, गवन पाडा, मुलुंड पूर्व, महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं -AGFPD6488E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-अरविंद लक्ष्मीदास कटारिया - वय -64, पत्ता -प्लॉट नं बी -704, माळा नं - , इमारतीचे नाव महावीर रेसिडेन्सी , ब्लॉक नं बी पी रोड, बालराजेश्वर टेम्पल जवळ, मुलुंड प, रोड नं - , महाराष्ट्र, मुम्बई पिन कोड -400080 पॅन नं -ABDPK7402L 2): नाव -प्रतिमा अरविंद कटारिया - वय -57, पत्ता -प्लॉट नं बी -704, माळा नं - , इमारतीचे नाव महावीर रेसिडेन्सी , ब्लॉक नं बी पी रोड, बालराजेश्वर टेम्पल जवळ, मुलुंड प, रोड नं - , महाराष्ट्र, मुम्बई पिन कोड -400080 पॅन नं -AFIPK9988G
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/05/2023
(11) अनुक्रमांक खंड व पृष्ठ	3136/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	217000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंसा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main listing is for a 'Commercial Office Space 150 Sq.Ft. in Naupada Thane' with a listing ID of #6382802. The price is listed as ₹ 55 L. The property is semi-furnished, has a carpet area of 150 Sq Ft, and includes a lift. There are options to 'Get instant Home Loan' and 'Request to Call'. Below the main listing, there is a 'Valuation Report' for ₹ 999, a 'Cashbacks and discounts worth ₹75,000', and a 'Prime Member' badge with benefits worth ₹75,000 for just ₹4,999. The listing also features a 'Key Highlights' section with tags like 'Schools in vicinity', 'Quick Deal', 'Gated Society', and 'Prime Location'. A 'Contact our Real Estate Experts' section features Ritesh Mehta with a phone number +91982XXXXXXX.

The screenshot shows a real estate listing on the NoBroker website for a 'Shop in Thane West, Mumbai For Sale'. The listing price is ₹ 1.43 Crores (₹ 1,43,00,000) and the monthly rent is ₹ 1.09 Lacs (₹ 1,09,000). The property is 400 Sq.Ft. and is semi-furnished. The listing includes a 'Get Owner Contact' button and a 'Report what was not correct in this property' link. Below the main listing, there are 'NoBroker Services' such as 'Linker Agreement', 'Check Loan Eligibility', 'Estimate Valuation Cost', 'Book Legal Services', and 'Book Documentation'. There is also a section for 'Amenities' and 'Similar Properties'.

## Price Indicators

**NOBROKER**

**Shop In Thane West, Mumbai For Sale**

₹ 63 Lacs  
₹ 47,306/Month  
240 Sq. Ft.

**NoBroker Services**

- Custom Agreement
- Check Loan Eligibility
- Estimate Advance Cost
- Book Legal Services
- Book Renovations

**Similar Properties**

**99acres**

**Commercial Buy**

₹ 65 Lac

Carpet Area: 210 sq. ft.

1 floor (8th / 7 floors building)

**Request Photos**

**Places nearby**

Kaupada, Thane, Mumbai

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24<sup>th</sup> February 2024**.

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 **₹ 70,00,650.00 (Rupees Seventy Lakh Six Hundred Fifty 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: 2024.02.24 12:46:16 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Think.Innovate.Create