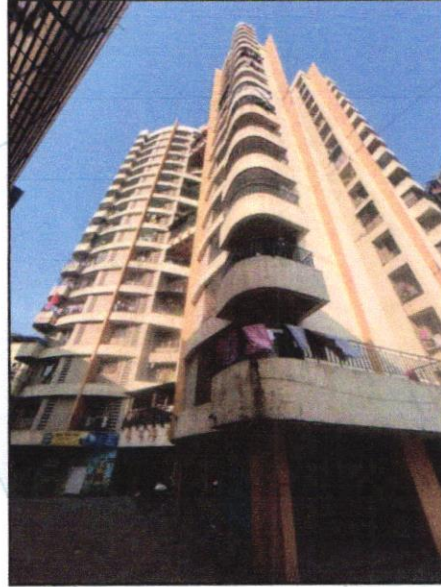


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani**

Residential Flat No. 704, 7th Floor, "**Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.**", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country - India.

Latitude Longitude - 19°16'16.0"N 72°57'55.4"E

Valuation Done for:

Cosmos Bank

IMCS Thane Branch

IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Uplab Company, Wagle Estate, Thane, 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

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- | | | | |
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|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 704, 7th Floor, "Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country – India belongs to **Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani.**

Boundaries of the property.

North : Krishna Greenland Park Building
South : Kasarvadavli Road
East : Tieten Medicity Hospital
West : Ghodbunder Road

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 ₹ 58,03,952.00 (Rupees Fifty Eight Lakh Three Thousand Nine Hundred Fifty Two 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: 2024.02.15 15:17:25 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

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
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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. 704, 7th Floor, "Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 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 15.02.2024 for Banking Purpose
2	Date of inspection	14.02.2024
3	Name of the owner/ owners	Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 704, 7 th Floor, "Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country – India. Contact Person: Mr. Abhishek (Broker) Contact No. 7977938837
6	Location, street, ward no	Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane
	Survey/ Plot no. of land	Survey No. 47, Hissa No. 4 of Village - Kasarvadavli
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 480.00 (Area as per Actual Site Measurement)



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		Carpet Area in Sq. Ft. = 490.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 588.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, 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.
	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?	Vacant
	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



40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (As per Part 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, IMCS Thane Branch to assess fair market value as on 15.02.2024 for Residential Flat No. 704, 7th Floor, "**Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.**", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country – India belongs to **Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 05.01.2024 between Mr. Jayprakash B. Singh (The Transferor) and Mrs. Shahnaj Chandpasha Shaikh, Mr. Riyaz Shanur Mulani & Mr. Shanur Umrao Mulani (The Transferees)
2	Copy of Part Occupancy Certificate No. V.P. No. 2004 / 56 / TMC / TDD / 757 dated 25.02.2010 issued by Thane Municipal Corporation, Thane.
3	Copy of Amended Commencement Certificate No. V.P. No. 2004 / 56 / TMC / TDD / 141 dated 05.06.2006 issued by Thane Municipal Corporation, Thane
4	Copy of Electricity Bill Consumer No. 000012411171 dated 13.12.2023 in the name of M/s. Maharashtra Interprises issued by MSEDCL.

LOCATION:

The said building is located at Survey No. 47, Hissa No. 4 of Village - Kasarvadavli, Thane (West), Taluka & District - Thane, State Maharashtra, Country - India. The property falls in Residential Zone. It is at a travelling distance 9.8 Km. from Thane railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) 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 building external condition is good. The building is used for residential purpose. 7th Floor is having 6 Residential Flats. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 1 Toilets + Passage + Cupboard Area + Balcony. (i.e. **2 BHK + 1 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powdered Coated Aluminum sliding windows, Concealed electrification & plumbing.

Valuation as on 15th February 2024

The Carpet Area of the Residential Flat	:	490.00 Sq. Ft.
--	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	588.00 Sq. Ft. X ₹ 2,600.00 = ₹ 15,28,800.00
Depreciation {(100-10) X 14 / 60}	:	21.00%
Amount of depreciation		₹ 3,21,048.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,585.00 per Sq. M. i.e. ₹ 9,530.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)		₹ 91,009.00 per Sq. M. i.e. ₹ 8,455.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,500.00 per Sq. Ft.
Value of property as on 15.02.2024	:	490.00 Sq. Ft. X ₹ 12,500.00 = ₹ 61,25,000.00

(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 15.02.2024	:	₹ 61,25,000.00 - ₹ 3,21,048.00 ₹ 58,03,952.00
Total Value of the property	:	₹ 58,03,952.00
The realizable value of the property	:	₹ 52,23,557.00
Distress value of the property	:	₹ 46,43,162.00
Insurable value of the property (588.00 X 2,600.00)	:	₹ 15,28,800.00
Guideline value of the property (588.00 X 8,455.00)	:	₹ 49,71,540.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7th Floor, "Parshwanath Galaxy Co-Op. Hsg. Soc. Ltd.", Near Kasarvadavli Naka, Ghodbunder Road, Village - Kasarvadavli, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State Maharashtra, Country – India for this particular purpose at **₹ 58,03,952.00 (Rupees Fifty Eight Lakh Three Thousand Nine Hundred Fifty Two Only)** as on **15th February 2024**.

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 **15th February 2024** is **₹ 58,03,952.00 (Rupees Fifty Eight Lakh Three Thousand Nine Hundred Fifty Two 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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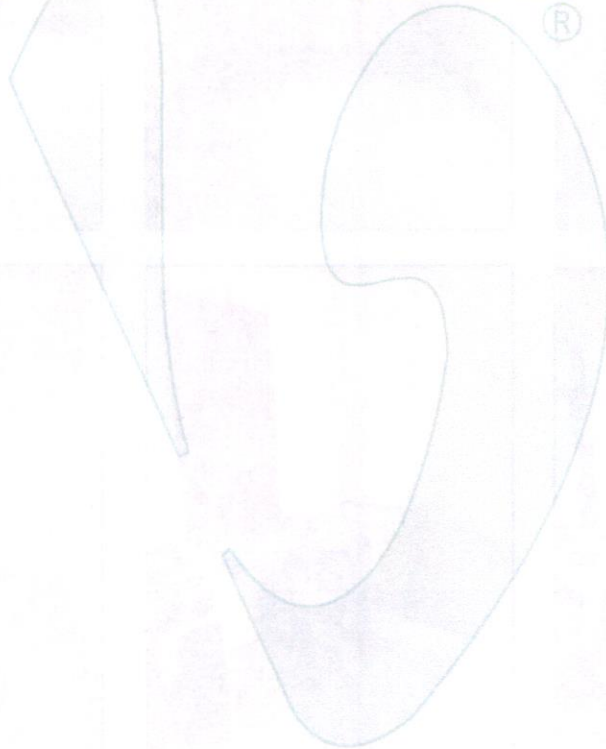
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20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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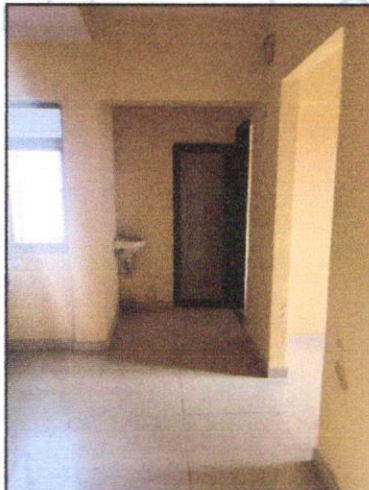
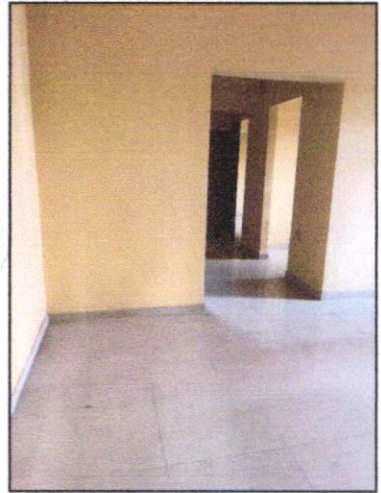
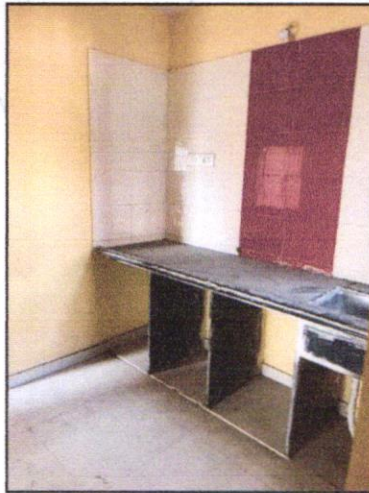
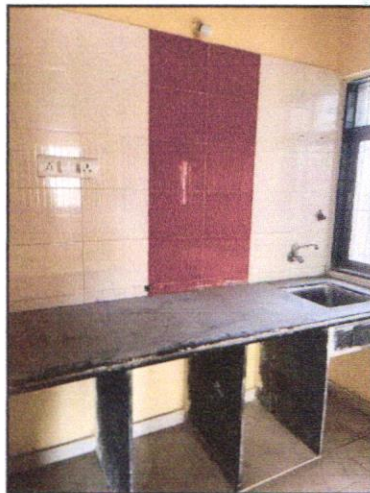
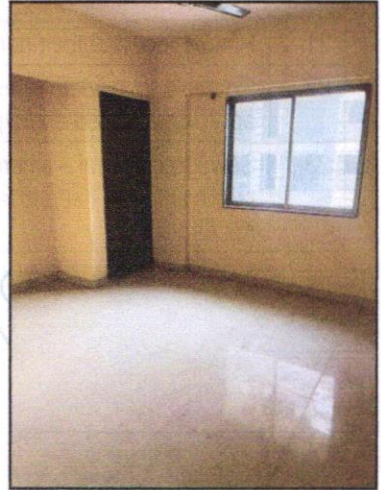
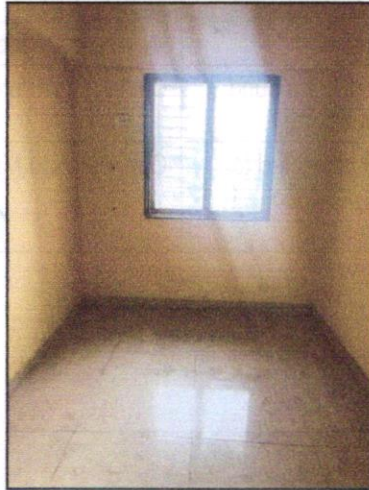
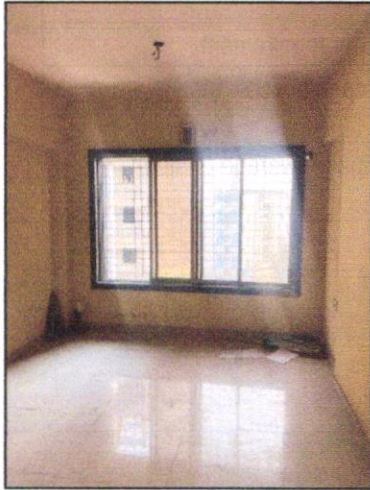
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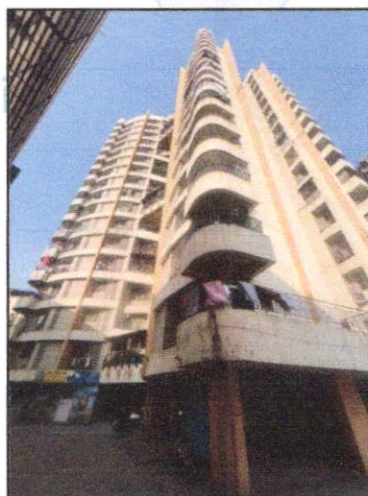
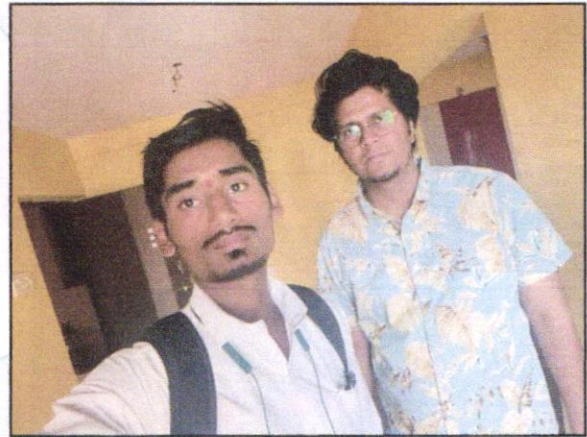
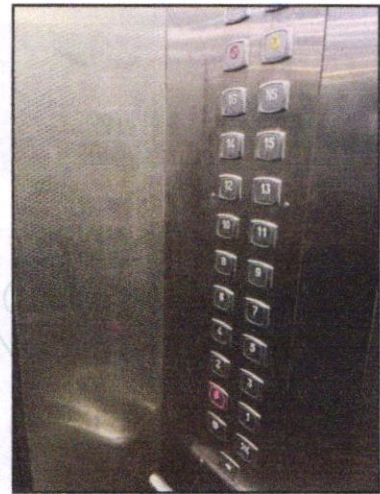
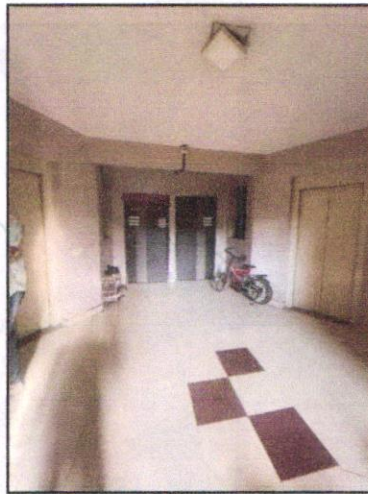
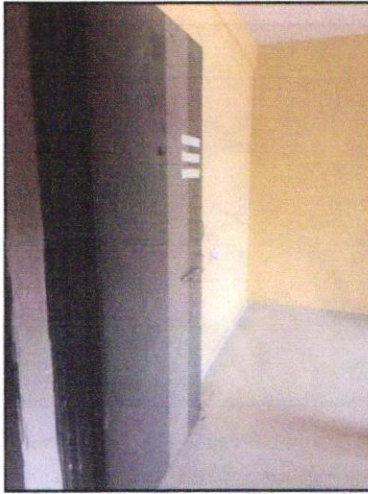
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Actual site photographs

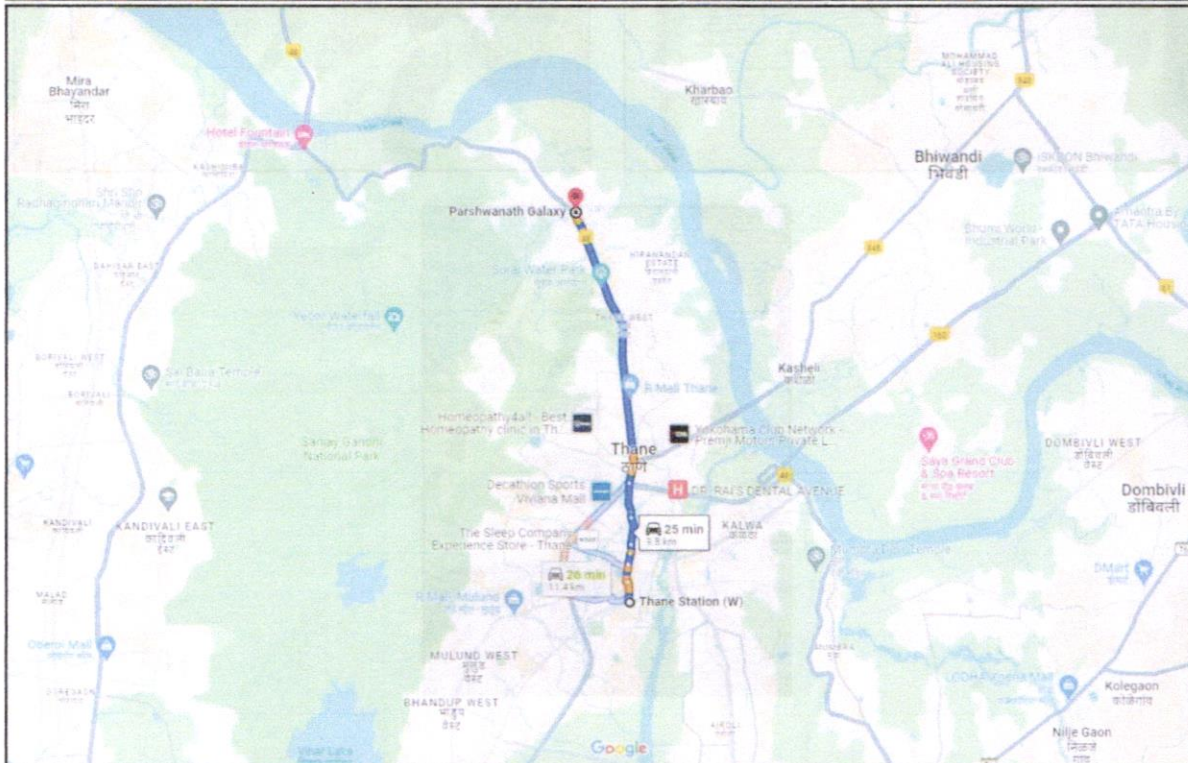


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°16'16.0"N 72°57'55.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 9.8 Km.)



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Price Indicators

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Home > Property in Thane > Kasarvadavali > Apartment in Kasarvadavali > 1 BHK > 670 Sq Ft

Posted on: Jan 28, 24 | Property ID: 55032929

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Shortlists Properties Communicates with Owners
Live Video Call
Join Prime @ 50% OFF

₹ 65.5 Lac EMI - ₹ 32k Can I afford it? Special Price by Owner

1 BHK Flat For Sale in Parshwanath Galaxy CHS, Kasarvadavali, Thane

1 Bed 1 Bath 1 Balcony Semi-Furnished

Carpet Area: 450 sqft • ₹16,000/sqft

Transaction Type: New Property

Facing: East

East Facing Property Newly Constructed Property

Project	Floor
<u>Parshwanath Galaxy CHS</u>	11 (Out of 16 Floors)
Status	Additional Rooms
Ready to Move	1 Study Room
Furnished Status	Type Of Ownership
Semi-Furnished	Co-operative Society

Contact Owner

Deepali P - 91-9810000000

Get Phone No.

Contact Owner
Get Phone No.
Last contact made 1 day ago

magicbricks
Login | Post Property

Home > Property in Thane > Kasarvadavali > Apartment in Kasarvadavali > 1 BHK > 432 Sq Ft

Posted on: Feb 09, 24 | Property ID: 70559169

₹ 64.0 Lac EMI - ₹ 29k Can I afford it?

1 BHK Flat For Sale in Mahavir Kalpavruksha, Kasarvadavali, Thane

1 Bed 2 Baths Unfurnished

Carpet Area: 432 sqft • ₹14,815/sqft

Floor: 10 (Out of 16 Floors)

Furnished Status: Unfurnished

Developer	Project
<u>Damji Shamji Shah Group</u>	<u>Mahavir Kalpavruksha</u>
Transaction Type	Status
Resale	Ready to Move
Type Of Ownership	Age Of Construction
Co-operative Society	Less than 5 years

Contact Owner

Vrishi Patil - 91-9910000000

Book Visit Free Call

Download Brochure

Contact Owner
Book Visit Free Call
Last contact made 1 day ago

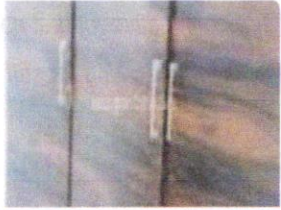
Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **FREE**

Home > Property in Thane > Karavdaval > Apartment in Karavdaval > 1BHK > 650 Sq-ft
Posted on: Feb 15, 24 Property ID: 70746131

₹63.0 Lac EMI - ₹ 28k | [How much loan can I get?](#)

1 BHK 650 Sq-ft Flat For Sale in **Karavdaval, Thane**



1 Bed **2 Baths** **1 Balcony** **Unfurnished**

Carpet Area
450 sqft - ₹14,000/sqft

Floor
5 (Out of 20 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Unfurnished

Type Of Ownership
Co-operative Society

Age Of Construction
5 to 10 years

Contact Agent

Citashri Kale 98-88XXXXXXX

Get Phone No.

📍 Near seven square school near to karwadavli highway

Contact Agent

Get Phone No.

👤 Last contact made 37 days ago

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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 **15th 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 ₹ **58,03,952.00 (Rupees Fifty Eight Lakh Three Thousand Nine Hundred Fifty Two 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: 2024.02.15 15:17:51 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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