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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ranchod Jayram Patel**

Residential Flat No. 1102, 11<sup>th</sup> Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd., Cosmos Paradise,  
Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka &  
- Thane, PIN Code – 400 606, State – Maharashtra, Country – India

Latitude Longitude - 19°13'00.7"N 72°57'32.8"E

### Valuation Done for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
State – Maharashtra, Country – India.



### Our Pan India Presence at :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivati Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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Vastu/Mumbai/05/2024/007879/2306232

08/13-92-PABS

Date: 08.05.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 1102, 11<sup>th</sup> Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd., Cosmos Paradise, Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Mr. Ranchod Jayram Patel.**

#### Boundaries of the property.

North : Mantranjali Bungalow & Ravi Estate Road  
South : Wing - B  
East : Society Garden  
West : Devi Daya Society 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 **₹ 1,24,79,964.00 (Rupees One Crore Twenty-Four Lakh Seventy-Nine Thousand Nine Hundred Sixty-Four 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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.08 15:56:36 +05'30'

Auth. Sign.



#### Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Valuation Report of Residential Flat No. 1102, 11th Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd.,  
Cosmos Paradise, Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West),  
Taluka & District - Thane, PIN Code – 400 606, 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 08.05.2024 for Banking Purpose
2	Date of inspection	22.03.2024
3	Name of the owner/ owners	<b>Mr. Ranchod Jayram Patel</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1102, 11 <sup>th</sup> Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd., Cosmos Paradise, Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India <b>Contact Person:</b> Mr. Hitesh Patel (Owner's Son) Contact No. 7738525552
6	Location, street, ward no	Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka & District - Thane
7	Survey/ Plot no. of land	Survey No. 189/1/1 (P), 190 (P), 191 (P), 192/1 (P), 193/1, 194/2, 194/4 (P), 202/1 (P), 202/5 (P) & 202/6 of Village - Majiwade
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	Carpet Area in Sq. Ft. = 633.00 Cupboard Area in Sq. Ft. = 24.00 Dry Balcony Area in Sq. Ft. = 22.00 Balcony Area in Sq. Ft. = 31.00 Total Carpet Area in Sq. Ft. = 710.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 673.00</b>



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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	₹ 26,000.00 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?		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 Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
<b><i>COST OF CONSTRUCTION</i></b>		
41	Year of commencement of construction and year of completion	Year of commencement of construction – 2003 (As per Commencement Certificate) Year of Completion – 2007 (Approx.)
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><i>Remark: Occupancy certificate not provided for our verification.</i></b>		

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

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 08.05.2024 for Residential Flat No. 1102, 11<sup>th</sup> Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd., Cosmos Paradise, Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India belongs to **Mr. Ranchod Jayram Patel**.

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

1	Copy Agreement for Sale dated 31.01.2006 b/w. Cosmos Properties (The Builder) and Mr. Ranchod Jayram Patel (Purchaser)
2	Copy of Commencement Certificate No. V.P. No. 2003 / 278 – TMC / TDD / 3698 dated 25.02.2003 issued by Thane Municipal Corporation
3	Copy of Society NOC Letter dated 30.03.2015

**LOCATION:**

The said building is located at Survey No. 189/1/1 (P), 190 (P), 191 (P), 192/1 (P), 193/1, 194/2, 194/4 (P), 202/1 (P), 202/5 (P) & 202/6 of Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.6 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Stilt + 14th 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. 11<sup>th</sup> Floor is having 4 Residential Flats. The building is having 2 lifts.



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**Residential Flat:**

The residential flat under reference is situated on the 11<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Cupboard Area + Balcony Area + Dry Balcony Area (i.e. **2 BHK + 2 Toilets.**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Powdered Coated Aluminium Sliding Windows & Concealed electrification & Concealed plumbing.

**Valuation as on 08th May 2024**

<b>The Carpet Area of the Residential Flat</b>	:	<b>728.00 Sq. Ft.</b>
<b>The Built-up Area of the Residential Flat</b>	:	<b>874.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2007 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 years
Cost of Construction	:	874.00 Sq. Ft. X ₹ 2,800.00 = ₹ 24,47,200.00
Depreciation $\{(100-10) \times 17\}/60$	:	25.5%
Amount of depreciation	:	₹ 6,24,036.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,29,580.00 per Sq. M. i.e. ₹ 12,038.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,14,742.00 per Sq. M. i.e. ₹ 10,660.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
<b>Value of property as on 08.05.2024</b>	:	<b>728.00 Sq. Ft. X ₹ 18,000.00 = ₹ 1,31,04,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 08.05.2024</b>	:	<b>₹ 1,31,04,000.00 - ₹ 6,24,036.00 = ₹ 1,24,79,964.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,24,79,964.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,12,31,968.00</b>
<b>Distress value of the property</b>	:	<b>₹ 99,83,971.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 24,47,200.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 93,16,840.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1102, 11<sup>th</sup> Floor, Wing - A, "Orion A", Orion Co-op. Hsg. Soc. Ltd., Cosmos Paradise, Opp. Dev Daya Nagar, Pokharan Road No. 1, Village – Majiwade, Thane (West), Taluka & District - Thane, PIN Code – 400 606, State – Maharashtra, Country – India for this particular purpose at **₹ 1,24,79,964.00 (Rupees One Crore Twenty-Four Lakh Seventy-Nine Thousand Nine Hundred Sixty-Four Only)** as on 08th May 2024.



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## 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 **08th May 2024 is ₹ 1,24,79,964.00 (Rupees One Crore Twenty Four Lakh Seventy Nine Thousand Nine Hundred Sixty Four 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	Stilt + 14th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 11 <sup>th</sup> Floor
3	Year of construction	2007 (Approx.)
4	Estimated future life	43 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 door. Powdered Coated Aluminium Sliding Windows
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	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	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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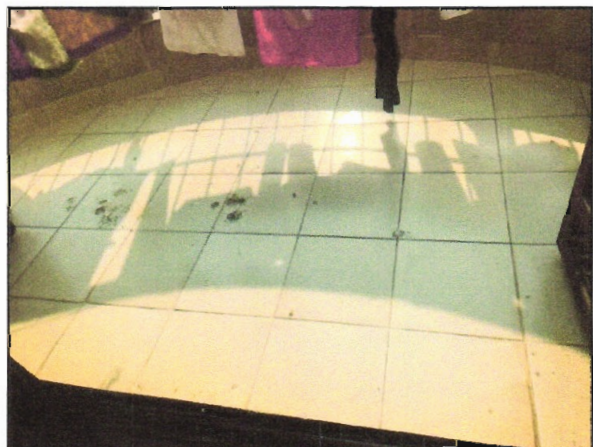
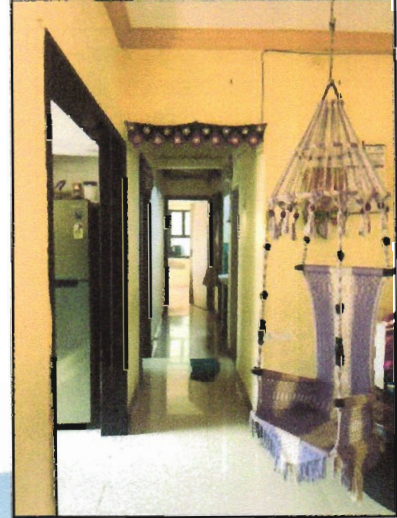
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## Actual site photographs





## Actual site photographs



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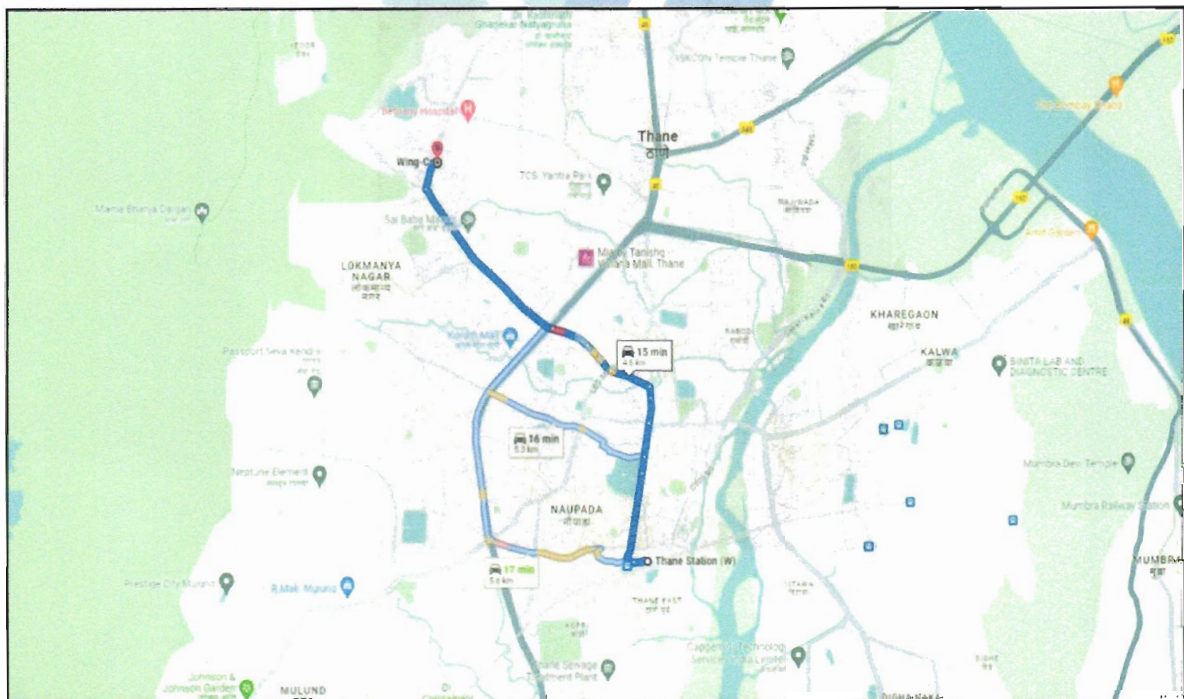
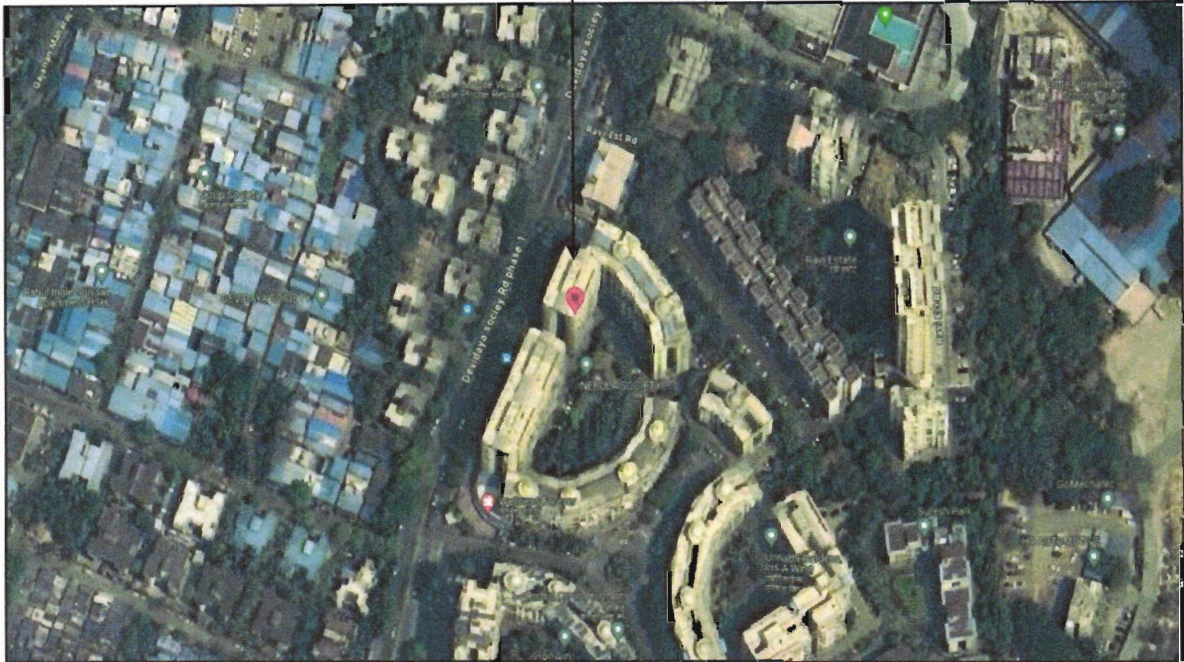
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## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'00.7"N 72°57'32.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 4.6 Km.)



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## Ready Reckoner Rate

\*\*\* Welcome to Valuation of Properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:  [Help on Division](#)

Attribute:   SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
42300	117800	135300	156800	135300	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	1,17,800.00			
10% increase by Flat Located on 11 <sup>th</sup> Floor	11,780.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,29,580.00</b>	Sq. Mt.	12,038.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,300.00			
The difference between land rate and building rate (A – B = C)	87,280.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 0 Years)	83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,14,742.00</b>	Sq. Mt.	10,660.00	Sq. Ft.

### Multi-Storied building with Lift

For residential premises / commercial unit / Unit 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

**NOBROKER**

2 BHK Flat in Orion Cosmos Paradise For Sale in Thane West  
2B, Orion Cosmos Paradise Society Road

₹ 1.3 Crores (approx.)  
₹ 74,508/Month (Estimated EMV)  
720 sq.ft.

Jan 22, 2024  
2 Bedroom  
2 Bathroom  
Fully Furnished  
Orion Cosmos Park...  
Partial Home Status

Get Details (Call)

Report what was not correct in this property  
Liked by Broker Sold Out Wrong info

Price trends by NBEstimate

**Overview**

Age of Building	105 Years	Ownership Type	Self-Built
Maintenance Charges	5K	Flooring	Wooded Tiles
Built-up Area	720 sq.ft.	Carpet Area	485 sq.ft.
Furnishing Status	Fully Furnished	Facing	East
Pool	1/24	Viewing	None

Activity On This Property

483 Views 0 Shares 0 Saved

Similar Properties

**99acres**

Buy Enter Location / Project / Society / Landmark

₹ 1.2 Cr (17,142 per sq.ft.)  
Estimated EMV ₹ 95,844

2BHK 2Baths  
High Apartment for Sale  
Orion Cosmos Paradise, Pokran 2, Thane West

REGISTRATION NO: P9900010088 Website: https://maharashtra.mahagovt.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (8) Society (14)

Super Built up area: 1000 sq.ft.  
Built-up area: 900 sq.ft.  
Carpet area: 700 sq.ft.

Price: ₹ 1.2 Crore + Govt Charges & Tax @ 17,142 per sq.ft. (negotiable) View Price

Accidents: Cosmos Paradise Pokran 2, Thane West

14<sup>th</sup> of 14 Floors  
Facing: West  
Property Age: 10+ Year Old

Places nearby  
Vartak Nagar, Pokran 2, Thane West

Lakadi Pool Market, Ganesh Temple Upvan, Sai Temple Vartak Nagar, nilkanteshwar mandir, Trupti Hospital - Thane



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## Price Indicators

The screenshot shows the Housing.com interface for a property listing. The top navigation bar includes the Housing.com logo, a search bar with 'Thane West X' and '+ Add', and options for 'Download App', 'List Property Free', and 'Saved'. The main navigation menu includes 'OVERVIEW', 'FURNISHINGS', 'AMENITIES', 'RATINGS AND REVIEWS', 'PRICE TRENDS', 'REGISTRY RECORDS', 'LOCALITY', and 'PROJECT Q&A'. The 'Property Overview' section displays the following details:

Project Name	Brokerage
Cosmos Paradise	₹1.2 Lacs
	(Negotiable)
	<a href="#">Access Zero Brokerage Properties &gt;</a>
Price	Carpet Area
₹1.2 Cr	670 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Covered Parking	1
Added	
25 days ago	

Additional features include a 'Great choice! Nice neighborhood around' badge, a 'Contact Seller' section for Evergreen Properties (Housing 2Home Agent, +9179774...), a 'Please share your contact' form, and a '+91' dropdown menu. There are also checkboxes for 'I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc' and 'I am interested in Home Loans', along with a 'Get Contact Details' button.



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## Sale Instance

59474 23-03-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दस्तावेज - दुनि ठाणे 1 दस्ता क्रमांक - 53 2024 मंडळा Regn 63m
<b>गावाचे नाव : माणिवडे</b>		
(1) विविधता प्रकार	करारनामा	
(2) मंडळा	14900000	
(3) बाबत/भाडे/आदी/दस्ता/बाबत/दस्ता/करारनामा अकारांची देणे की घट्टदार ने म्युद्र करावे	13527412.675	
(4) भू-मालक/पॉलिक्स व परामर्शक/अस्तित्त्व	1) पालिकेचे नाव ठाणे म न पा इतर वर्गाने सध्याच्या नं. 802, माळा नं. 8 वा मजला डी.एच. इमारतीचे नाव. तशी नारायण रॉसिडेसी डी को.ओप ही सो लि, बॉयक नं. उजती गाईन्स - 3; मॅनिकेतन समोर, रोड पोखरण रोड नं.2 माणिवडे, ठाणे प. इतर माहिती: खोल क्र.8 24 119, सध्याचे क्षेत्रफळ 755 चौ फूट कारपेट व बांबट ओपन पार्किंग नं.09-10 सड ( ( Survey Number - 189 1 1(p), 190 (p), 191, 192 1(p), 193 1, 194 2, 194 4, 202 1, 202 4, 202 5, 202 6, ) )	
(5) क्षेत्रफळ	755 चौ फूट	
(6) आकाराची किंवा कुडी देणारा अंश देणे		
(7) दस्तावेज करून देणा.या किंवा देणा.या पक्षकारांचे नाव किंवा दिवशी मालकाच्या हक्कनामा किंवा अंश अस्तित्त्व प्रविष्टीचे म्यु द दा	1) नाव -मनजी अमर अमर - 80-43 पत्ता-मॉड नं. 802, माळा नं. 8 वा मजला डी.एच. इमारतीचे नाव. तशी नारायण रॉसिडेसी डी को.ओप ही सो लि, बॉयक नं. उजती गाईन्स - 3; मॅनिकेतन समोर, रोड पोखरण रोड नं.2 माणिवडे, ठाणे प. म्युद्रा क्र. 400610 पिन नं. 400606	
(8) दस्तावेज करून देणा.या पक्षकारांचे व किंवा दिवशी मालकाच्या हक्कनामा किंवा अंश अस्तित्त्व प्रविष्टीचे म्यु द दा	1) नाव -अमर बाबासाहेब कुंभे - 80-43 पत्ता-मॉड नं. 802, माळा नं. 8 वा मजला डी.एच. इमारतीचे नाव. तशी नारायण रॉसिडेसी डी को.ओप ही सो लि, बॉयक नं. उजती गाईन्स - 3; मॅनिकेतन समोर, रोड पोखरण रोड नं.2 माणिवडे, ठाणे प. म्युद्रा क्र. 400610 पिन नं. 400606	
(9) दस्तावेज करून देण्याचा दिनांक	03 01 2024	
(10) दस्त नेवारी करण्याचा दिनांक	03 01 2024	
(11) अनुक्रमण क्रम व पृष्ठ	53 2024	
(12) बाबत/भाडे/भाडे मुदत मुल्य	1045000	
(13) बाबत/भाडे/भाडे नेवारी मुल्य	30000	
(14) मेल		
मुद्रांक/भाडे/दस्ता/दस्ता प्रेरित नसतो.		
मुद्रांक मुल्य आकारताना निवडणे अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	

59474 23-03-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.1</b>	दस्तावेज - सह दुनि ठाणे 2 दस्ता क्रमांक - 5044 2024 मंडळा Regn 63m
<b>गावाचे नाव : माणिवडे</b>		
(1) विविधता प्रकार	करारनामा	
(2) मंडळा	8050000	
(3) बाबत/भाडे/आदी/दस्ता/बाबत/दस्ता/करारनामा अकारांची देणे की घट्टदार ने म्युद्र करावे	7531930	
(4) भू-मालक/पॉलिक्स व परामर्शक/अस्तित्त्व	1) पालिकेचे नाव ठाणे म न पा इतर वर्गाने सध्याच्या नं. 204, माळा नं. दुसरा मजला होविस - सी विलेज, इमारतीचे नाव. होविस को.ओप ही सो लि, बॉयक नं. उजती गाईन्स, पोखरण रोड नं. 1, रोड नं. देवदया नगर समोर, ठाणे (प.) - 400606, इतर माहिती: सध्याचे क्षेत्र 455 चौ फूट कारपेट ( Survey Number - Survey No 189 1 1(p), 190(p), 191. )	
(5) क्षेत्रफळ	455 चौ फूट	
(6) आकाराची किंवा कुडी देणारा अंश देणे		
(7) दस्तावेज करून देणा.या किंवा देणा.या पक्षकारांचे नाव किंवा दिवशी मालकाच्या हक्कनामा किंवा अंश अस्तित्त्व प्रविष्टीचे म्यु द दा	1) नाव -अश्विनी दत्त निवडकर - 80-43 पत्ता-मॉड नं. 802, माळा नं. 8 वा मजला डी.एच. इमारतीचे नाव. तशी नारायण रॉसिडेसी डी को.ओप ही सो लि, बॉयक नं. उजती गाईन्स, पोखरण रोड नं. 1, रोड नं. देवदया नगर समोर, ठाणे (प.) - 400606, इतर माहिती: सध्याचे क्षेत्र 455 चौ फूट कारपेट ( Survey Number - Survey No 189 1 1(p), 190(p), 191. )	
(8) दस्तावेज करून देणा.या पक्षकारांचे व किंवा दिवशी मालकाच्या हक्कनामा किंवा अंश अस्तित्त्व प्रविष्टीचे म्यु द दा	1) नाव -सुरेश इमण साठे - 80-43 पत्ता-मॉड नं. 802, माळा नं. 8 वा मजला डी.एच. इमारतीचे नाव. तशी नारायण रॉसिडेसी डी को.ओप ही सो लि, बॉयक नं. उजती गाईन्स, पोखरण रोड नं. 1, रोड नं. देवदया नगर समोर, ठाणे (प.) - 400606, इतर माहिती: सध्याचे क्षेत्र 455 चौ फूट कारपेट ( Survey Number - Survey No 189 1 1(p), 190(p), 191. )	
(9) दस्तावेज करून देण्याचा दिनांक	20 02 2024	
(10) दस्त नेवारी करण्याचा दिनांक	20 02 2024	
(11) अनुक्रमण क्रम व पृष्ठ	5044 2024	
(12) बाबत/भाडे/भाडे मुदत मुल्य	565500	
(13) बाबत/भाडे/भाडे नेवारी मुल्य	30000	
(14) मेल		
मुद्रांक/भाडे/दस्ता/दस्ता प्रेरित नसतो.		
मुद्रांक मुल्य आकारताना निवडणे अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	



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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 **08th May 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 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.



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**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,24,79,964.00 (Rupees One Crore Twenty Four Lakh Seventy Nine Thousand Nine Hundred Sixty Four Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.08 15:56:44 +05'30'

Auth. Sign.



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