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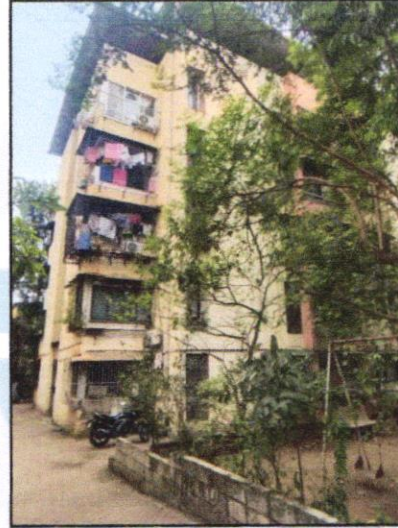
MSME Reg No: UDYAM-MH-18-0083617

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. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon**

Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, “**Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.**”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India.

**Latitude Longitude - 19°13'37.4"N 72°58'01.3"E**

### Valuation Done 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, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA  
Email :[thane@vastukala.co.in](mailto:thane@vastukala.co.in)| Tel : 80978 82976 / 90216 25621

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#### Regd. Office

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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/05/2024/8819/2306466

25/12-326-PSSH

Date: 25.05.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, “**Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.**”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon.**

#### Boundaries of the property.

North	: Internal Road
South	: MHADA Colony
East	: Prajakta CHSL
West	: Building No. 28

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 **₹ 1,13,85,090.00 (Rupees One Crore Thirteen Lakh Eighty Five Thousand Ninety 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: 2024.05.25 17:37:55 +05'30'

Auth. Sign.



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Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, "Vasant jai Jui Co - Op. Hsg. Soc. Ltd.", Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, 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 25.05.2024 for Banking Purpose
2	Date of inspection	22.05.2024
3	Name of the owner/ owners	<b>Mr. Bijesh Bhaskara Menon &amp; Mrs. Deepa Bijesh Menon</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> Residential Flat No. 33, 3 <sup>rd</sup> Floor, Building No. C – 29, "Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.", Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Deepak (Owner's Representative) Contact No. 8369937149
6	Location, street, ward no	Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West)
	Survey/ Plot no. of land	Survey No. 166, Hissa No. 2 (Pt), Survey No. 169, Hissa No. 1 (Pt), Survey No. 170, Hissa No. 13 (Pt) and 7 (Pt), Survey No. 171, Hissa No. 1 (Pt) and others 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. = 656.00 Balcony Area in Sq. Ft. = 37.00 Total Carpet Area in Sq. Ft. = 693.00 (Area as per Actual Site Measurement)



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		<b>Carpet Area in Sq. Ft. = 654.00 (Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 785.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West)
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	Fully Owner Occupied
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	₹ 24,000.00 Expected rental income per month
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N. A.
	(iv) Gross amount received for the whole property	Details not provided
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 upon, 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 – 1990 (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 **25.05.2024** for Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, "**Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.**", Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon.**

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

1	Copy Agreement for Sale dated 09.08.2007 between Mr. Poreyana Poovaiah Ramaiah (the Transferor) and Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon (the Transferees).
2	Copy of Commencement Certificate Dated 21.04.1972 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate No. V. P. 84 / 153 Dated 24.04.1990 issued by Thane Municipal Corporation, Thane.
4	Copy of Previous valuation report dated 22.12.2022.

### LOCATION:

The said building is located at Survey No. 166, Hissa No. 2 (pt), Survey No. 169, Hissa No. 1 (Pt), Survey No. 170, Hissa No. 13 (pt) and 7 (pt), Survey No. 171, Hissa No. 1 (pt) and others of Village – Majiwade, Thane. The property falls in Residential Zone. It is at a travelling distance 5.5 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 4<sup>th</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 normal. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. The building is not having lift.



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**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 2 Bedroom + Living Room + Dinning + Kitchen + Bath + W.C. + Passage + Balcony (i.e. **2 BHK with Bath + WC**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

**Valuation as on 25<sup>th</sup> May 2024**

The Carpet Area of the Residential Flat	:	654.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	34 years
Cost of Construction	:	785.00 Sq. Ft. X ₹ 2,600.00 = ₹ 20,41,000.00
Depreciation $\{(100-10) \times 34 / 60\}$	:	51.00%
Amount of depreciation		₹ 10,40,910.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,825.00 per Sq. M. i.e. ₹ 11,411.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,00,173.00 per Sq. M. i.e. ₹ 9,306.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft.
<b>Value of property as on 25.05.2024</b>	:	<b>654.00 Sq. Ft. X ₹ 19,000.00 = ₹ 1,24,26,000.00</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)

Depreciated fair value of the property as on 25.05.2024	:	₹ 1,24,26,000.00 - ₹ 10,40,910.00 = ₹ 1,13,85,090.00
Total Value of the property	:	₹ 1,13,85,090.00
The Realizable value of the property	:	₹ 1,02,46,581.00
Distress value of the property	:	₹ 91,08,072.00
Insurable value of the property (785.00 X 2,600.00)	:	₹ 20,41,000.00
Guideline value of the property (785.00 X 9,306.00)	:	₹ 73,05,210.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, “Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.”, Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India for this particular purpose at ₹ 1,13,85,090.00 (Rupees One Crore Thirteen Lakh Eighty Five Thousand Ninety Only). as on 25<sup>th</sup> 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 **25<sup>th</sup> May 2024 is ₹ 1,13,85,090.00 (Rupees One Crore Thirteen Lakh Eighty Five Thousand Ninety 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:

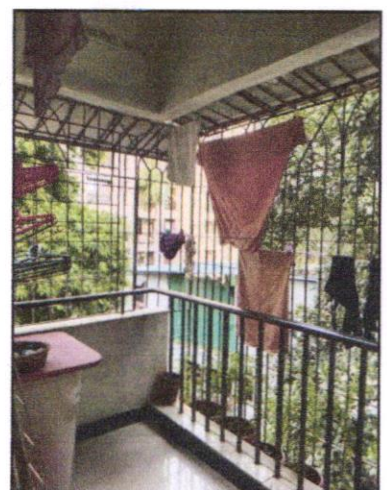
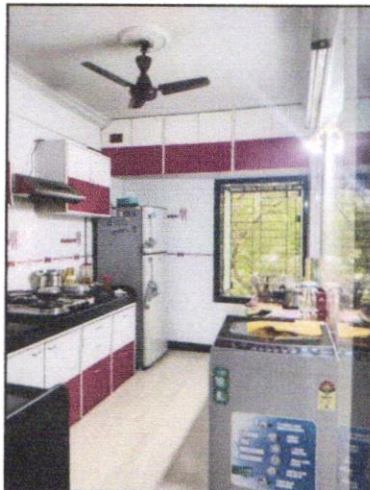
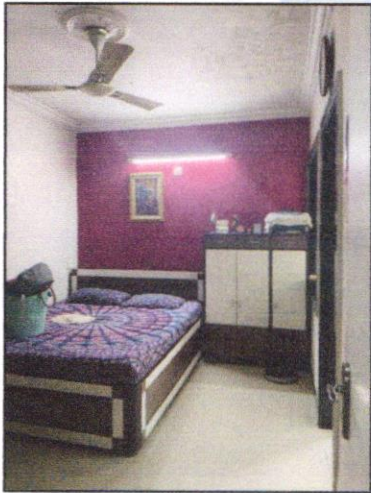
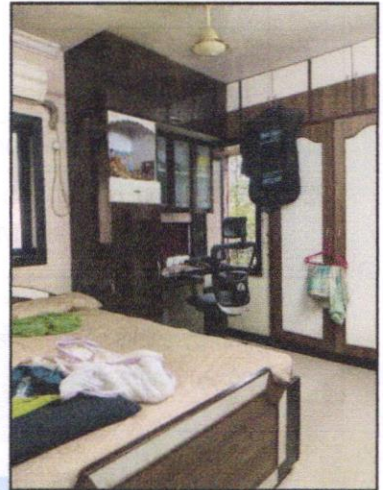


## ANNEXURE TO FORM 0-1

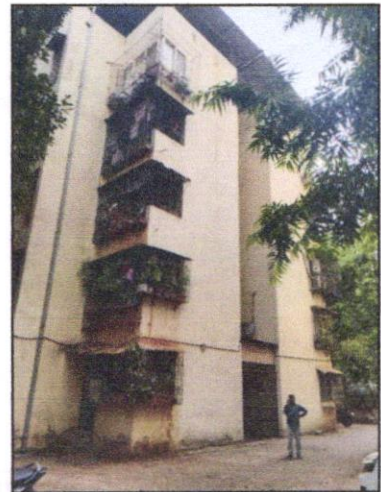
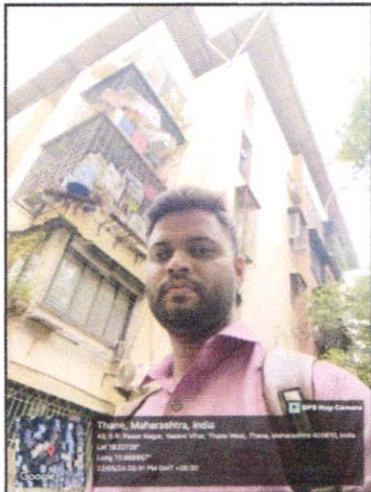
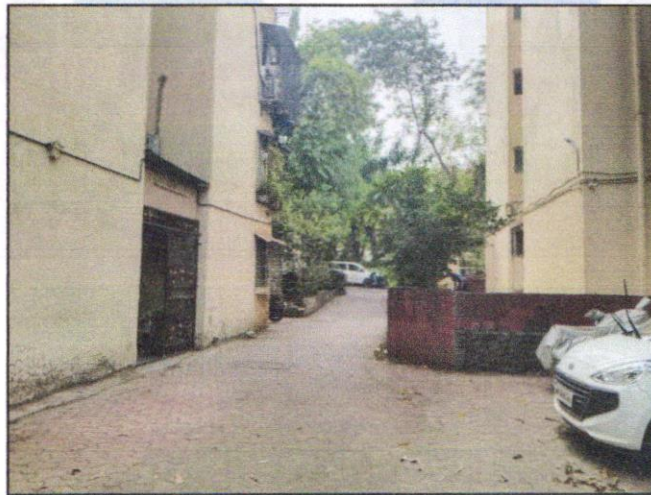
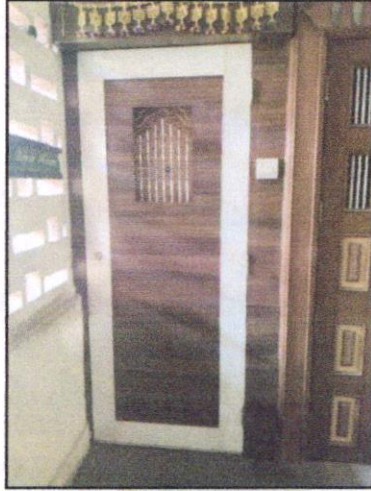
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	1990 (As per Occupancy Certificate)
4	Estimated future life	26 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 with safety wooden door
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
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	No Lift

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

## Actual site photographs

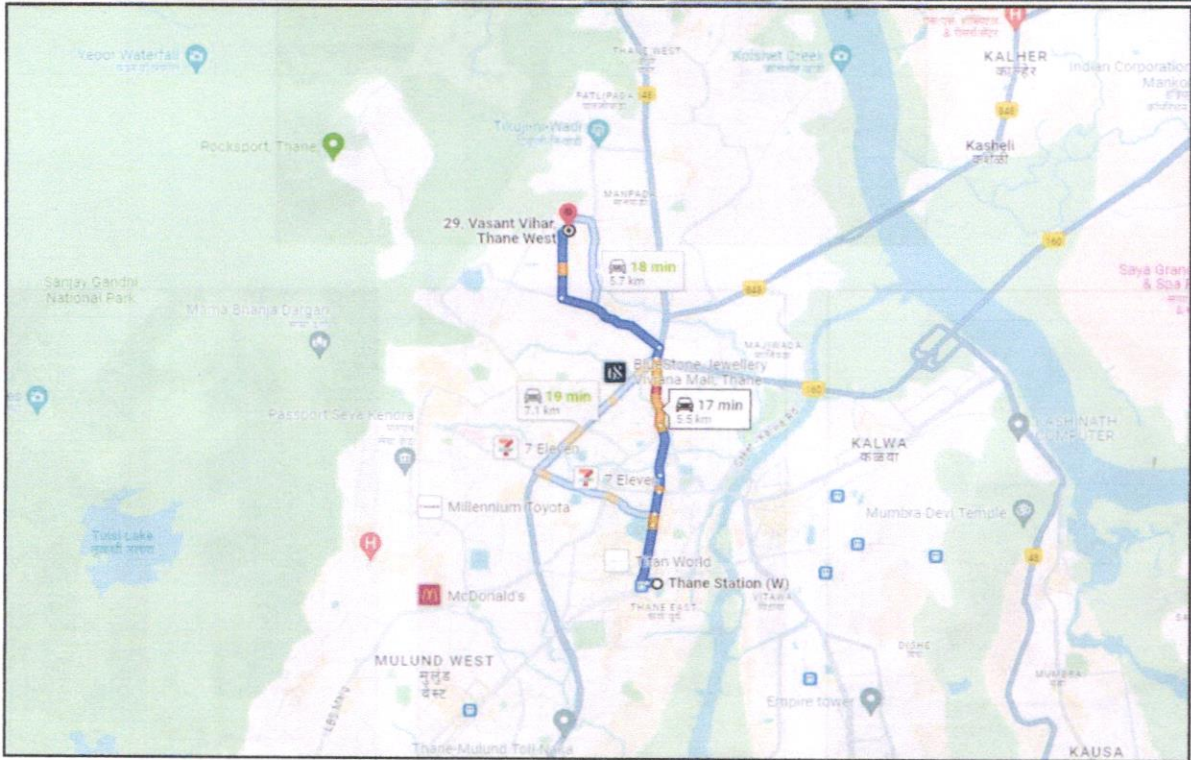


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'37.4"N 72°58'01.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 5.5 Km.)



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## 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: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Majivade (Thane Maha)

Search By:  Survey No.  SubZones

Enter Survey No: 155 Search

उपविभाग	खुली जमीन	निवासी भवनिका	औद्योगिक इमारत	औद्योगिक एकक (Rs./)	Attribute
6/24-3ई-4) पोखरण रोड इलाका 2 वगण व उपरोक्तरील विकसित भाग असून निहत्तर व पडारसकार इत्यादी सर्वे इलाका	56200	144500	165200/179300	165200	बो. बोर्डर सर्वेक्षण मंडळ
6/27-4ब) डाने खाडी लगतचा माजिवडे इलाका भाग सिटीएम इलाका	41400	137600	154700/172800	154700	बो. बोर्डर सि. टी. एस मंडळ

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,44,500.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	21,675.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,22,825.00</b>	<b>Sq. Mtr.</b>	<b>11,411.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	56,200.00			
The difference between land rate and building rate (A – B = C)	66,625.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years)	66%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,00,173.00</b>	<b>Sq. Mtr.</b>	<b>9,306.00</b>	<b>Sq. Ft.</b>

**Building not having lift**

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	<b>Third Floor</b>	<b>85%</b>
e)	Fourth Floor and above	80%

**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



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## Price Indicators

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

₹1.28 Cr. @ 18,285 per sq.ft. **2BHK 2Baths**  
 Estimated EMR ₹1,28,234  
 Flat/Apartment for Sale

**NEAR STATUS** NOT AVAILABLE Website: <https://maharashtra.nahanagar.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recorrr: >

**Property (9)**

Carpet area: 700 sq.ft.

₹1.28 Crore @ 18,285 per sq.ft. (approximate) View Price Details

6<sup>th</sup> of 12 Floors

2 Bedrooms, 2 Bathrooms, No Balcony

Lok Upan Phase 2 Vasant Vihar, Thane West

North-East

10+ Year Old

2 people already contacted since last week

**Places nearby**  
 Vasant Vihar, Thane West

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Home Property in Thane Rate in Thane Rate in Island City 2 BHK Flats in Vasant Vihar 2 Bedroom 650 Sq.Ft. Apartment in Vasant Vihar

45 Views Compare

**Cirus CHSL Cosmos Paradise**  
**2 Bedroom 650 Sq.Ft. Apartment in Vasant Vihar Thane**  
 Listing ID #6480100

₹1.15 Cr.

2 Bedrooms + Pooja Room  
 Furnished  
 2 Bathroom  
 650 Sq.Ft. (Carpet Area)  
 Road View

Recent Registered Sale ₹59.00 L (₹1.15 Cr.)

WhatsApp Request for Call

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 Benefits worth ₹15000 in just ₹4999  
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 ₹999  
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 View Sample Report

Overview Furnishing Amenities Agent Overview About Project Commute Time Vasant Vihar Reviews

**Key Highlights**

Prime Location Near City Center Reputed Builder Schools in vicinity

Fully Renovated

Contact our Real Estate Experts

**Babur Shaikh**  
 +918430000000



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## Price Indicators

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**₹1.28 Cr** EMI: ₹ 58k [Get pre-approved loan](#) ✓ VERIFIED ON SITE

2 BHK 950 Sq Ft Flat For Sale **Vasant Vihar, Thane West, Thane**



Carpet Area  
700 sqft -  
₹18,286/sqft

Transaction Type  
Resale

Lifts  
2

Project  
**Lok Udayan Apartment Phase II**

Status  
Ready to Move

Furnished Status  
Furnished

Floor  
6 (Out of 12 Floors)

Facing  
North - East

Car Parking  
1 Covered

Contact Agent
Get Phone No.

**Contact Agent**

● Certified Agent ● Locality Superstar

**Vinay Dasari** +91-9800000000

Get Phone No.

**More Details**

<small>Price Breakup</small>	₹1.28 Cr
<small>Booking Amount</small>	₹ 5.0 Lac
<small>Address</small>	Vasant Vihar, Thane, Vasant Vihar - Thane West, Thane, Maharashtra
<small>Landmarks</small>	The Property is close to prime Location has a reputed school.



## Sales Instances

4147530 27-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 4147/2024 नोदणी : Regn.63m
<b>गावाचे नाव : माजिवडे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7040040	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 403.4 था मजला,बिल्डिंग नं. 65,टाईप बी,अमलटास को. ऑप. हौ. सो. लि. वसंत विहार कॉम्प्लेक्स,वसंत विहार,पोखरण रोड 2,माजिवडे,ठाणे प.,क्षेत्र 40.60 चौ. मी. कारपेट,(झोन नं.6/24/3ई-4)( ( Survey Number : 166/2(Pt.), 169/1(Pt.), 170/7(Pt.), 13(Pt.), 171/1(Pt.), 3(Pt.), 4(Pt.), 172/2+2(Pt.), 3, 4, 173/3(Pt.), 283/B(Pt.), 283K/4+5, 284 (Pt.), 285(Pt.), 286/1(Pt.), 2(Pt.), 3(Pt.), 4(Pt.), 5, 6, 7, 287, 304/2(Pt.), 6(Pt.), 7(Pt.), 8, 305(Pt.) & 306/1(Pt.), 3, 4, 5, 6, 7, 8(Pt.), 10, 11(Pt.), ; ) )	
(5) क्षेत्रफळ	40.60 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कृष्णमूर्ती चंद्रशेखर वय:-65 पत्ता:-प्लॉट नं. 403, माळा नं. -, इमारतीचे नाव: बिल्डिंग नं 65, अमलटास, ब्लॉक नं: वसंत विहार, रोड नं: पोखरण रोड 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BNOPK1494E 2): नाव:-कल्याणी चंद्रशेखर वय:-57 पत्ता:-प्लॉट नं. 403, माळा नं. -, इमारतीचे नाव: बिल्डिंग नं 65, अमलटास, ब्लॉक नं: वसंत विहार, रोड नं: पोखरण रोड 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BLIPK9009F	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शैलेश सुरेश देसाई वय:-32, पत्ता:-प्लॉट नं: 17, माळा नं. -, इमारतीचे नाव: महेश्वर मंदार वसाहत, ब्लॉक नं: साई बाबा मार्ग, रोड नं: परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ASBPD2475K 2): नाव:-पुरवी विजय परब लग्नानंतरचे नाव पुरवी शैलेश देसाई वय:-33, पत्ता:-प्लॉट नं: 17, माळा नं. -, इमारतीचे नाव: महेश्वर मंदार वसाहत, ब्लॉक नं: साई बाबा मार्ग, रोड नं: परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-BCBPP3091A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	4147/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	588000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## Sales Instances

गावाचे नाव : माजिवडे	
266873 07-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 2668/2024 नोंदणी. Regn.83m
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	13000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11672276.5
(4) भू-सापन,पोटलिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र 401.4 था मजला,बिल्लिंग नं 79,टाईप - सी.पंचवटी को ऑप ही सो ली.वसंत विहार,पोखरण रोड नं 2,ठाणे. सदनिका चे क्षेत्रफळ 64.41 चौ मी कार्पेट व सोबत 1 कार पार्किंग स्पेस नं 1 सह.(( Survey Number : Survey No. 166/2(pt), 169/1(pt), 170/13(pt) & 7 (pt), 171/1(pt), 3(pt), 4(pt), 172/2+2(pt), 3(Full) 4(Full) 173/3(pt), 283B/(pt), 283K/4+5 (Full), 284/(Pt), 285/(pt), 286/1(pt), 2(pt), 3(pt), 4(pt), 5(Full), 6(Full), 7(Full), 287/(full), 304/2(pt), 6(pt), 7(pt), 8(Full) 305/Pt) 306/1(pt), 3(Full), 4(Full), 5(Full), 6(Full), 7(Full), 8(pt), 10(Full), 11(pt; ) )
(5) क्षेत्रफळ	64.41 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अमित सिही - वय.-51 पत्ता.-प्लॉट नं. फ्लॉट नं 1903, विंग नं 18, माळा नं. -, इमारतीचे नाव. कासा सेरेंनो-जी, लोडा अमारा, ब्लॉक नं. -, रोड नं. कोलशेत रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड.-400607 पॅन नं.-AJUP54857N
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-ऋता सुनीत दिगीकर - वय.-44; पत्ता.-प्लॉट नं. फ्लॉट नं बी-1101, माळा नं. -, इमारतीचे नाव. कॅमेरिया अपार्टमेंट, ब्लॉक नं. -, रोड नं. बाणेर पाषाण लिक रोड, पुणे, महाराष्ट्र, पुणे पिन कोड.-411021 पॅन नं.-AJMPA1223C 2): नाव.-सुनीत सुधाकर दिगीकर - वय.-44; पत्ता.-प्लॉट नं. फ्लॉट नं बी-1101, माळा नं. -, इमारतीचे नाव. कॅमेरिया अपार्टमेंट, ब्लॉक नं. -, रोड नं. बाणेर पाषाण लिक रोड, पुणे, महाराष्ट्र, पुणे पिन कोड.-411021 पॅन नं.-AHXPD2121P
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2024
(11)अनुक्रमांक, खंड व पृष्ठ	2668/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	910000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25<sup>th</sup> 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.

### 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 **₹ 1,13,85,090.00 (Rupees One Crore Thirteen Lakh Eighty Five Thousand Ninety 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: 2024.05.25 17:38:24 +05'30'

Auth. Sign.

*Manoj*



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