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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade**

Residential Flat No. 603, 6th Floor, Building No. A-1, "**Fenkin Belleza**", Kasarvadavali, Opp. Hypercity Mall,
Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane,
PIN Code – 400 615, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'59.3"N 72°58'02.6"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
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VALUATION OPINION REPORT

The property bearing Residential Flat No. 603, 6th Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane, PIN Code – 400 615, State – Maharashtra, Country – India belongs to **Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade.**

Boundaries of the property.

North : Madhav Banquet
South : Sai Sapphire Building
East : Open Plot
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 **₹ 1,29,58,591.00 (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Five Hundred Ninety One 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: 2024.05.23 16:16:18 +05'30'

Arinal

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Valuation Report of Residential Flat No. 603, 6th Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, 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 23.05.2024 for Bank Loan Purpose
2	Date of inspection	22.05.2024
3	Name of the owner/ owners	Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade
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	Address: Residential Flat No. 603, 6 th Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane, PIN Code – 400 615, State – Maharashtra, Country – India. Contact Person: Mr. Chandrakant R. Katkade (Owner) Contact No. 98330 22224 Person meets at site: Mr. Deepak (Owner's Representative)
6	Location, street, ward no	Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane
	Survey/ Plot no. of land	Old Survey No. 86/2/2, 86/1/1 & New Survey No. 112/2/2, 112/1/1 of Village – Owale
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
	LAND	
12	Area of Unit supported by documentary proof.	Carpet Area in Sq. Ft. = 703.00



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	Shape, dimension and physical features	Dry Balcony Area in Sq. Ft. = 30.00 Balcony Area in Sq. Ft. = 74.00 Total Carpet Area in Sq. Ft. = 807.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 694.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 833.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, 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?	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	RENTS	
	(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	₹ 27,000.00 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?	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.
	SALES	
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.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
Remark: As per Site Inspection, Actual Total Carpet area is 807.00 Sq. Ft. (Including Flowerbed, Dry Balcony area) is more than Carpet area 694.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 19,000/- per Sq. Ft. on Carpet area is considered.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 23.05.2024 for Residential Flat No. 603, 6th Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane, PIN Code – 400 615, State – Maharashtra, Country – India belongs to **Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade**.

We are in receipt of the following documents:

1	Copy of Agreement dated 16.03.2017 Between Fen-Kin Developers LLP (the Promoters) and Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade (the Purchaser)
2	Copy of Occupancy Certificate V. P. No. 2006 / 143 / TMC / TDD / 188 dated 08.02.2017 issued by Thane Municipal Corporation.
3	Copy of Amend Commencement Certificate V. P. No. 2006 / 143 / TMC / TDD / 169 dated 09.01.2017 issued by Thane Municipal Corporation.
4	Copy of Previous Valuation Report dated 14.06.2017 issued by Praksis Consultants & Valuers Pvt. Ltd.
5	Copy of Previous Valuation Report dated 13.01.2023

LOCATION:

The said building is located at Old Survey No. 86/2/2, 86/1/1 & New Survey No. 112/2/2, 112/1/1 of Village – Owale, Thane (West), Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 9.4 Km. from Thane railway station.



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BUILDING:

The building under reference is having Basement + Ground + 17 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 6th Floor is having 4 Residential Flat + Refuse Area. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony + Dry Balcony (i.e. **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 23rd May 2024

The Carpet Area of the Residential Flat	:	694.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	07 Years
Cost of Construction	:	833.00 X 2,600.00 = ₹ 21,65,800.00
Depreciation $\{(100-10) \times 7 / 60\}$:	10.50%
Amount of depreciation	:	₹ 2,27,409.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,910.00 per Sq. M. i.e. ₹ 9,189.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 93,484.00 per Sq. M. i.e. ₹ 8,685.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft.
Value of property as on 23.05.2024	:	694.00 Sq. Ft. X ₹ 19,000.00 = ₹ 1,31,86,000.00

(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 23.05.2024	:	₹ 1,31,86,000.00 - ₹ 2,27,409.00 = ₹ 1,29,58,591.00
Total Value of the property	:	₹ 1,29,58,591.00
The realizable value of the property	:	₹ 1,16,62,732.00
Distress value of the property	:	₹ 1,03,66,873.00
Insurable value of the property (833 X 2,600.00)	:	₹ 21,65,800.00
Guideline value of the property (833 X 8,685.00)	:	₹ 72,34,605.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6th Floor, Building No. A-1, "**Fenkin Belleza**", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West), Taluka & District – Thane, PIN Code – 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 1,29,58,591.00 (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Five Hundred Ninety One Only)** as on **23rd May 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 **23rd May 2024 is ₹ 1,29,58,591.00 (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Five Hundred Ninety One 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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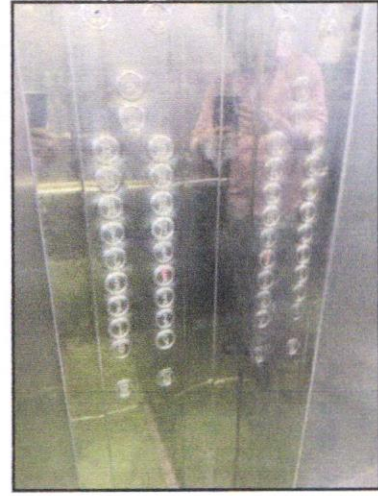
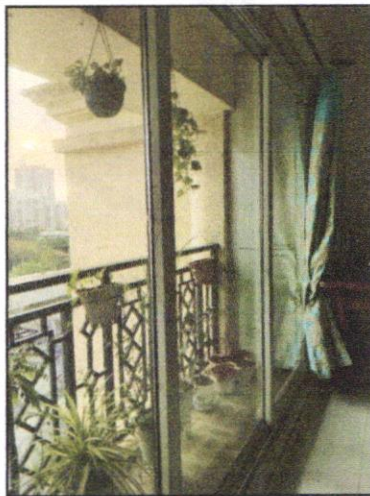
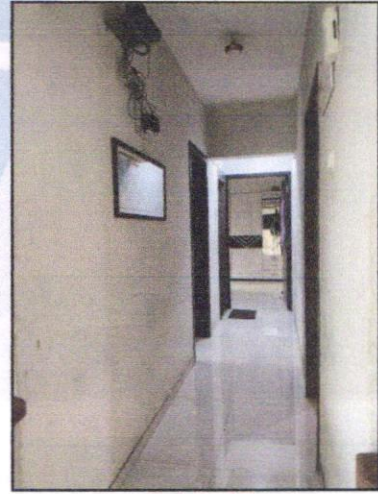
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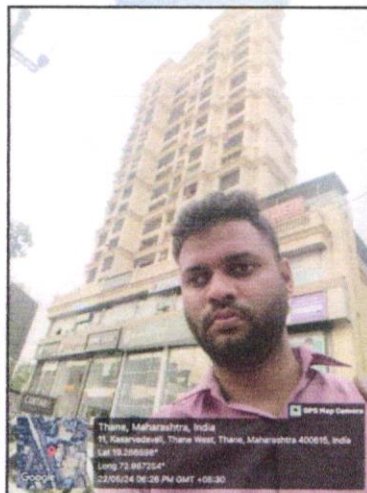
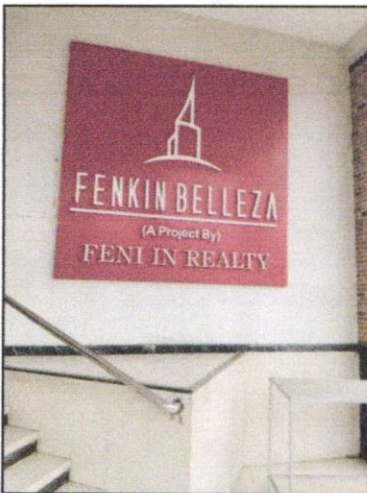
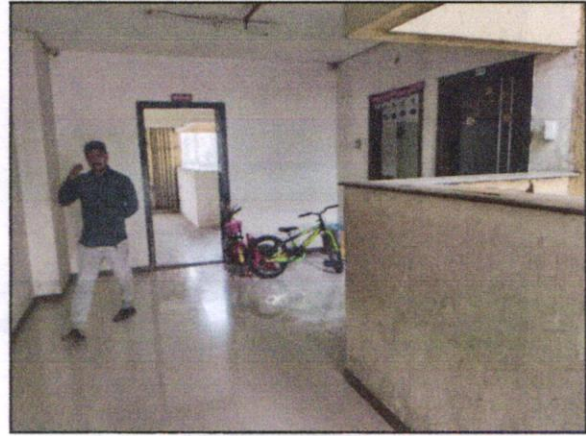
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Basement + Ground + 17 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3.	Year of construction	2017 (As per Occupancy Certificate)
4.	Estimated future life	53 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, Powder Coated Aluminum sliding windows
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	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	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Actual site photographs



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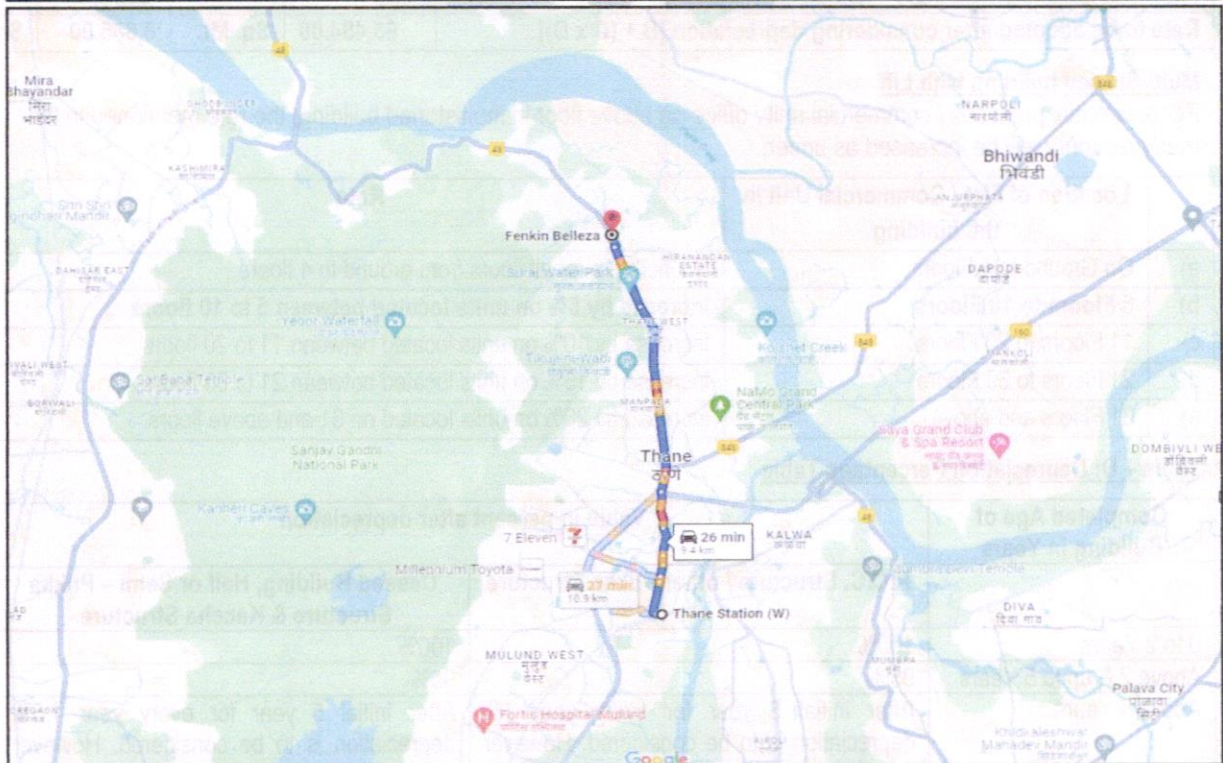
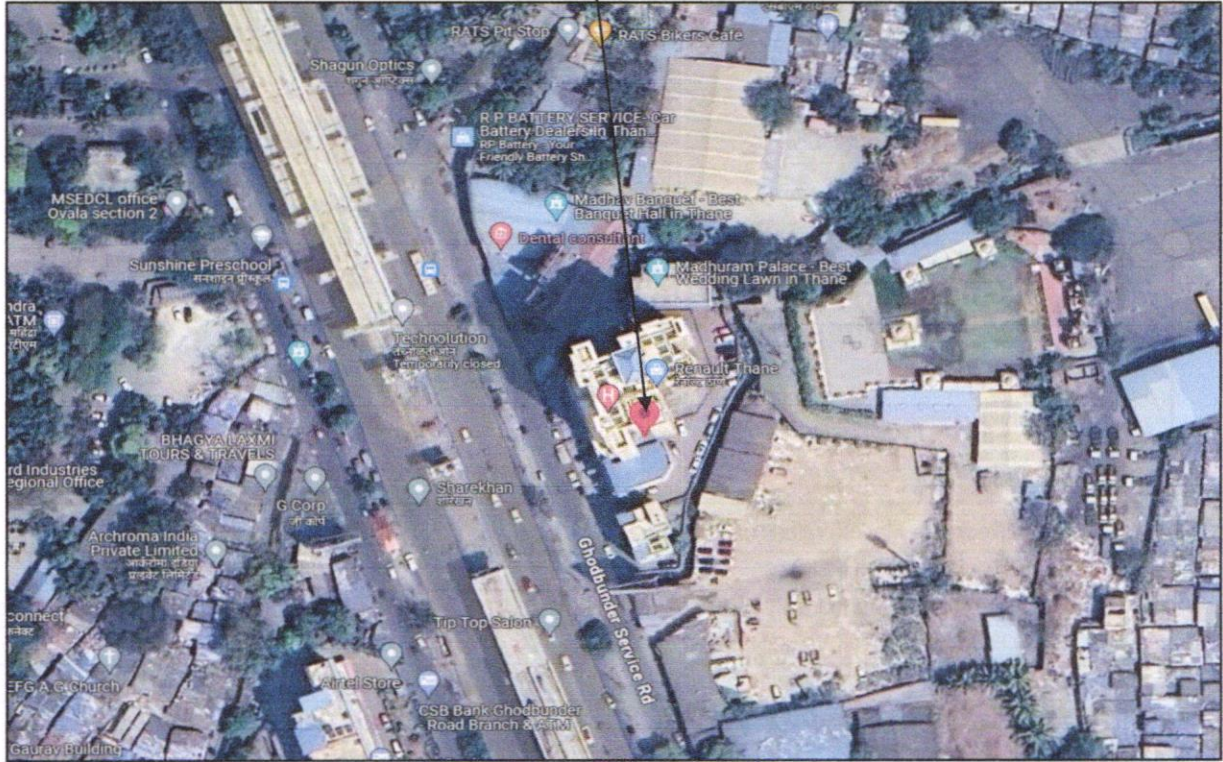
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Route Map of the property

Site u/r



Latitude Longitude - 19°15'59.3"N 72°58'02.6"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 9.4 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 : Ovale (Thane Mahana)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	112	<input type="button" value="Search"/>	
उपविभाग खुनी जमीन निवासी घटकिका शीजिय दुकाने औद्योगिक एकक (Rs./) Attribute 20/76-137(3) चौकसर दर ठरवता करणे सडे केमोक नीने ओवटे 21400 94200 93200,117700 93200 चौ. मीटर सर्वेक्षण नंबर			

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,200.00			
Increase by 5% on Flat Located on 6 th Floor	4,710.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	98,910.00	Sq. Mt.	9,189.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,400.00			
The difference between land rate and building rate (A – B = C)	77,510.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	93,484.00	Sq. Mt.	8,685.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	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

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Ghodunder Road > 2 BHK Flats in Ghodunder Road, Thane

Posted on Apr 10, 2024 | Ready to move

₹95 Lac @ 17,431 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 75,877
 2BHK Apartment for Sale
 in Kaunak Umathi Woods Phase 5, Ghodunder Road, Thane

REBA STATUS: NOT AVAILABLE Website: <https://matanest.com/real-estate/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

Property ID: Explore Locality Photos/Videos

Area: Carpet area: 545 sq.ft. Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony

Price: ₹ 95 Lac @ 17,431 per sq.ft. (Negotiable) Address: Kaunak Umathi Woods Phase 5 Ghodunder Road, Thane

Floor Number: 1st of 7 Floors Property Age: 10+ Year Old

Places nearby: Ghodunder Road, Thane

Dhanlaxmi Shopping, Ganesh Mandir, ganesh temple, Axis bank ATM, Bank of baroda ATM, Citibank ATM

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Kasar vadavali > 2 BHK Flats in Kasar vadavali

Posted on Mar 30, 2024 | Ready to move

₹1.2 Cr @ 10,125 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 95,644
 2BHK Apartment for Sale
 in Ferkin Belluda, Kasar vadavali, Thane

REBA STATUS: NOT AVAILABLE Website: <https://matanest.com/real-estate/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Property (1) Society (11) NOT READY

Area: Super Built up area 1185 sq.ft. Configuration: 2 Bedrooms, 2 Bathrooms, 3+ Balconies with Study Room, Store Room

Price: ₹ 1.2 Crore @ 10,125 per sq.ft. (Negotiable) Address: Ferkin Belluda Kasar vadavali, Thane

Floor Number: 15th of 18 Floors West

Deeds attached: Main Road Property Age: 1 to 5 Year Old

Places nearby: 1504, Kasar vadavali, Thane

Dhanlaxmi Shopping, Pousmatra Mandir, Ganesh Mandir, ganesh temple, Bank of baroda ATM, Bank of ma

Sales Instance

2316335 02-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 2316/2024 नोंदणी : Regn.63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	11748080	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8081678.38	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: प्रिमायसेस नं 1506. माळा नं: 15 वा, इमारतीचे नाव: बिल्लिंग फेनकिंन 9 फेज 2, ब्लॉक नं: वागळे इंडस्ट्रीयल एरिया वागळे इस्टेट, रोड : पांचपाखाडी ठाणे., इतर माहिती: प्रिमायसेस नं 1506, माळा नं: 15 वा, इमारतीचे नाव: बिल्लिंग फेनकिंन 9 फेज 2, ब्लॉक नं: वागळे इंडस्ट्रीयल एरिया वागळे इस्टेट, रोड नं: पांचपाखाडी ठाणे., इतर माहिती: क्षेत्र 55.22 चौ मी कार्पेट आणि 1 सरफेस कार पार्किंग,प्लॉट नं सी-6 वागळे इंडस्ट्रीयल एरिया वागळे इस्टेट ठाणे(मुवीक्र 5/15/सी 5ब/((Plot Number : C-6 ;))	
(5) क्षेत्रफळ	55.22 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फेन-किंन बिल्लिंग प्रोपलरपी तर्फे भागीदार परेश कांतीलाल शाह - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: 404, सेन्ट्रम प्लॉट नं सी-3, ब्लॉक नं: वागळे इस्टेट प्रभाग समिती समोर, रोड नं. एस जी बर्वे रोड ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAGFF1611E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जमवाय लॉजिस्टिक्स प्रा ली तर्फे डायरेक्टर मनिषा कटोडा ----- वय:-37; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 131 स्वतिक प्लाझा प्रमिसेस को.ऑप हौ लि., ब्लॉक नं: पोखरण रोड नं.2, रोड नं. ठाणे, महाराष्ट्र, THANE पिन कोड:-400601 पॅन नं:-AIEKPV4937D	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2316/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	587500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

3076536	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9
31-01-2024		दस्त क्रमांक : 3076/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : ओवळे		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	12000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7176400	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: ऑफिस नं 8.1 ला मजला,बिल्लिंग ए-1,इमारतीचे नाव फेन-किन बेलेझा अँड सोसायटीचे नाव फेन-किन बेलेझा कॉ ऑ हौसिंग सोसायटी लिमिटेड,हायपर सिटी मॉल जवळ,सेक्टर-6,कासारवडवली,घोडबंदर रोड,ठाणे(पश्चिम),इतर माहिती: क्षेत्र 61.50 चौ मी कार्पेट आणि 8 चौ मी कार्पेट टेरेस क्षेत्र(म्हणजेच क्षेत्र 73.8 चौ.मी. बिल्टअप एरिया आणि 8 चौ मी टेरेस बांधीव.....झोन नं. 20/76-1अ/3((Survey Number : NEW SURVEY NO. 112/1/1 OLD SARVE NO. 86/1/1 :))	
(5) क्षेत्रफळ	73.8 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव -दिवास दिवाकरन कानध - वय-51 पत्ता-प्लॉट नं. प्लॉट क्र. 162,, माळा नं. -, इमारतीचे नाव. मिलत अपार्टमेंट जीआयडीसी कॉलनी,, ब्लॉक नं. -, रोड नं. उंबरगाव उमरगाम म्हणजेच उंबरगाव बलसाड, गुजरात , गुजरात, बलसाड. पिन कोड.-396171 पॅन नं.-ADYPR6935H	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -फॉर्ब्युन प्लस आयसीयू आणि मल्टीस्पेशियलिटी हॉस्पिटल एलएलपी तर्फे भागीदार मिलिंद ब-सीलाल पाटील वय-41; पत्ता-प्लॉट नं. दुकान क्र. 3, 4, 5 आणि 6, पहिला मजला, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. फेनकिन बेलेझा, हायपर सिटी मॉल समोर, रोड नं. घोडबंदर रोड, ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड.-400615 पॅन नं.-AAFFFO420N 2): नाव -फॉर्ब्युन प्लस आयसीयू आणि मल्टीस्पेशियलिटी हॉस्पिटल एलएलपी तर्फे भागीदार विमल हस्तीमल जैन वय-42; पत्ता-प्लॉट नं. दुकान क्र. 3, 4, 5 आणि 6, पहिला मजला, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. फेनकिन बेलेझा, हायपर सिटी मॉल समोर, रोड नं. घोडबंदर रोड, ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड.-400615 पॅन नं.-AAFFFO420N 3): नाव -फॉर्ब्युन प्लस आयसीयू आणि मल्टीस्पेशियलिटी हॉस्पिटल एलएलपी तर्फे भागीदार महेश रमेश मोरे वय-41; पत्ता-प्लॉट नं. दुकान क्र. 3, 4, 5 आणि 6, पहिला मजला, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. फेनकिन बेलेझा, हायपर सिटी मॉल समोर, रोड नं. घोडबंदर रोड, ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड.-400615 पॅन नं.-AAFFFO420N 4): नाव -फॉर्ब्युन प्लस आयसीयू आणि मल्टीस्पेशियलिटी हॉस्पिटल एलएलपी तर्फे भागीदार दर्शना सुरेश पाटील वय-40; पत्ता-प्लॉट नं. दुकान क्र. 3, 4, 5 आणि 6, पहिला मजला, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. फेनकिन बेलेझा, हायपर सिटी मॉल समोर, रोड नं. घोडबंदर रोड, ठाणे, महाराष्ट्र, महाराष्ट्र, THANE. पिन कोड.-400615 पॅन नं.-AAFFFO420N	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3076/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 ₹ **1,29,58,591.00 (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Five Hundred Ninety One Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.23 16:16:41 +05'30'

Auth. Sign.

Avinad



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

