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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Fulchand Uttamrao Pansambal**

Residential Flat No. A/103, 1st Floor, Wing - A, "**Ramkunj Co-Op. Hsg. Soc. Ltd.**", Opp. S.T. Workshop,
V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'10.1"N 72°58'22.1"E

Intended Users:

Cosmos Bank
Mulund (West) Branch

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080,
State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

+91 2247495919

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VALUATION OPINION REPORT

The property bearing Residential Flat No. A/103, 1st Floor, Wing - A, "Ramkunj Co-Op. Hsg. Soc. Ltd.", Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Shri. Fulchand Uttamrao Pansambal**.

Boundaries of the property.

North	:	Paradise Tower
South	:	Khopat Road
East	:	Anand Sagar Residence CHSL
West	:	Comrade Rajaram Vishnu Rawool Marg

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 **₹ 93,54,612.00 (Rupees Ninety Three Lakh Fifty Four Thousand Six Hundred Twelve 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.**

Director

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

Auth. Sign.




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Valuation Report of Residential Flat No. A/103, 1st Floor, Wing - A, "Ramkunj Co-Op. Hsg. Soc. Ltd.", Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601, 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 17.06.2024 for Banking Purpose
2	Date of inspection	14.06.2023
3	Name of the owner/ owners	Shri. Fulchand Uttamrao Pansambal
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	Address: Residential Flat No. A/103, 1 st Floor, Wing - A, "Ramkunj Co-Op. Hsg. Soc. Ltd.", Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601, State – Maharashtra, Country – India. Contact Person: Shri. Fulchand Uttamrao Pansambal (Owner) Contact No. 9820614357
6	Location, street, ward no	Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West)
7	Survey/ Plot no. of land	Survey No. 97(B), 98(B/1), 110(B/1), Tika No. 2, C.T.S. No. 3 (Part), 6(Part) of Village – Panchpakhadi
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. Shape, dimension and physical features	Total Carpet Area in Sq. Ft. = 1,163.00 Balcony Area in Sq. Ft. = 233.00 Total Carpet Area in Sq. Ft. = 1,396.00 (Area as per Actual Site Measurement for Amalgamed Flat Nos. 103 & 104)



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		Built Up Area in Sq. Ft. = 577.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West)
14	If freehold or leasehold land	Freehold
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	Fully 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	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	₹ 19,500.00 Excepted rental income per month for only Flat No. 103
	(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.
		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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Construction – 2003

	year of completion	(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.
	Remarks: i. As per site inspection, Flat No. 103 & 104 are internally amalgamated to form a single flat having single entrance door. We have considered Area of as per Agreement for Sale of Flat No. 103. ii. The said valuation is only for Flat No. 103.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 17.06.2024 for Residential Flat No. A/103, 1st Floor, Wing - A, "Ramkunj Co-Op. Hsg. Soc. Ltd.", Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Shri. Fulchand Uttamrao Pansambal**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 31.12.2002 between M/s. Vaastu Realtors Pvt. Ltd. (The Builders) and Shri. Fulchand Uttamrao Pansambal (The Purchaser) (7 Pages from document)
2	Copy of Commencement Certificate V.P. No. 97 / 040 / TMC / TDD / 269 dated 02.05.2002 issued by Thane Municipal Corporation
3	Copy of Occupancy Certificate V.P. No. 97 / 040 / TMC / TDD / 127 dated 08.04.2003 issued by Thane Municipal Corporation
4	Copy of Society Share Certificate No. 03 dated 06.01.2009 in the name of Shri. Fulchand Uttamrao Pansambal issued by Ramkunj Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 97(B), 98(B/1), 110(B/1), Tika No. 2, C.T.S. No. 3 (Part), 6(Part) of Village – Panchpakhadi, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.3 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 3rd 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. 1st Floor is having 4 Residential Flats. The building having no lift.



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Residential Flat:

The residential flat under reference is situated on the 1st Floor. **As per site inspection, Flat No. 103 & 104 are internally amalgamated to form a single flat having single entrance door.** The composition of Amalgamated Flat is 3 Bedrooms + Living Room + Pooja Room + Kitchen + 1 Toilet + W.C. + Bath + Balcony Area (i.e., 3.5 BHK). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.

Valuation as on 17th June 2024

The Built-Up Area of the Residential Flat	:	577.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	21 years
Cost of Construction	:	577.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,42,500.00
Amount of Depreciation		₹ 4,54,388.00
Depreciation $\{(100-10) \times 21 / 60\}$:	31.50%
Guideline rate obtained from the Registrar's office	:	₹ 1,17,895.00 per Sq. M. i.e., ₹ 10,953.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 1,04,078.00 per Sq. M. i.e., ₹ 9,669.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 17.06.2024	:	₹ 577.00 Sq. Ft. X ₹ 17,000.00 = ₹ 98,09,000.00

(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 17.06.2024	:	₹ 98,09,000.00 - ₹ 4,54,388.00 = ₹ 93,54,612.00
Total Value of the property	:	₹ 93,54,612.00
The realizable value of the property	:	₹ 84,19,150.80
Distress value of the property	:	₹ 74,83,689.60
Insurable value of the property (577.00 X ₹ 2,500.00)	:	₹ 14,42,500.00
Guideline Value of the property (577.00 X ₹ 9,669.00)	:	₹ 55,79,013.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. A/103, 1st Floor, Wing - A, "Ramkunj Co-Op. Hsg. Soc. Ltd.", Opp. S.T. Workshop, V.B. Phadke Chowk, Khopat, Thane (West), Thane – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 93,54,612.00 (Rupees Ninety Three Lakh Fifty Four Thousand Six Hundred Twelve Only)** as on 17th June 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 **17th June 2024 is ₹ 93,54,612.00 (Rupees Ninety Three Lakh Fifty Four Thousand Six Hundred Twelve 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 + 3 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1st floor
3.	Year of construction	2003 (As per Occupancy Certificate)
4.	Estimated future life	39 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, Powder 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	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	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

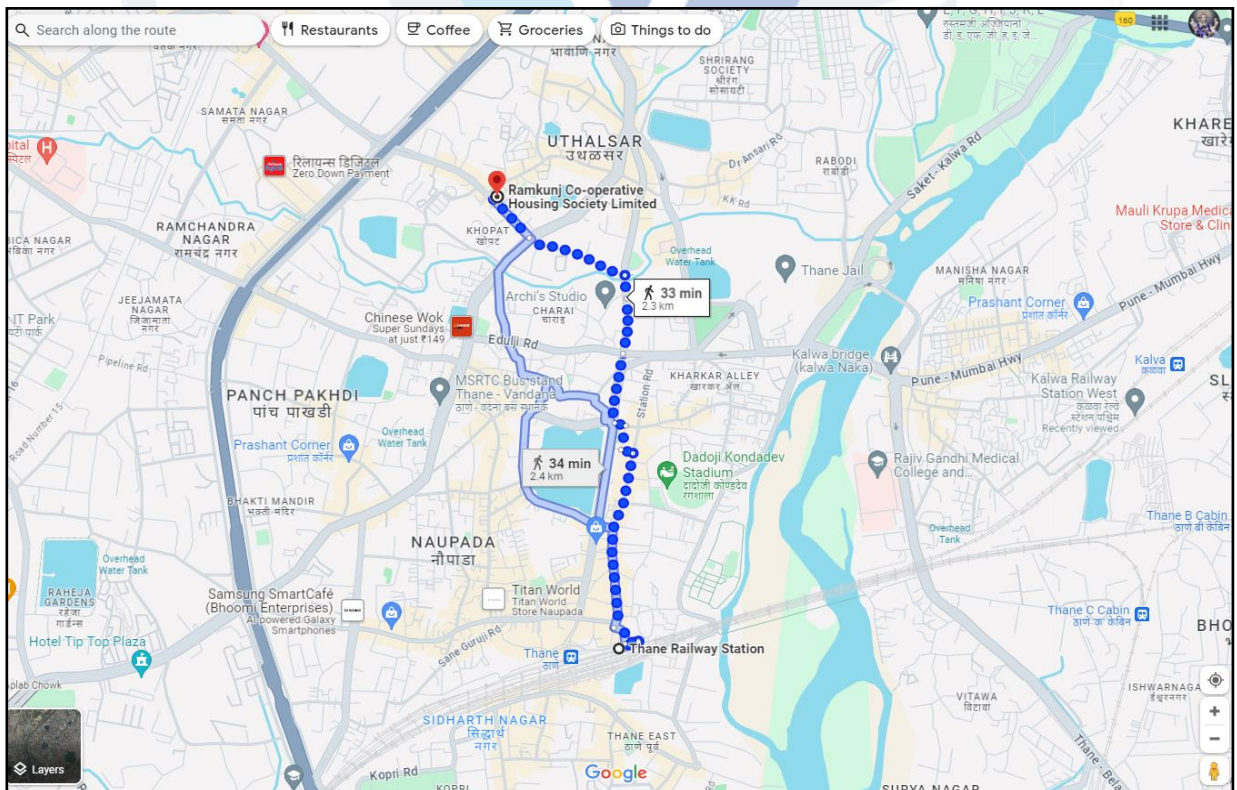
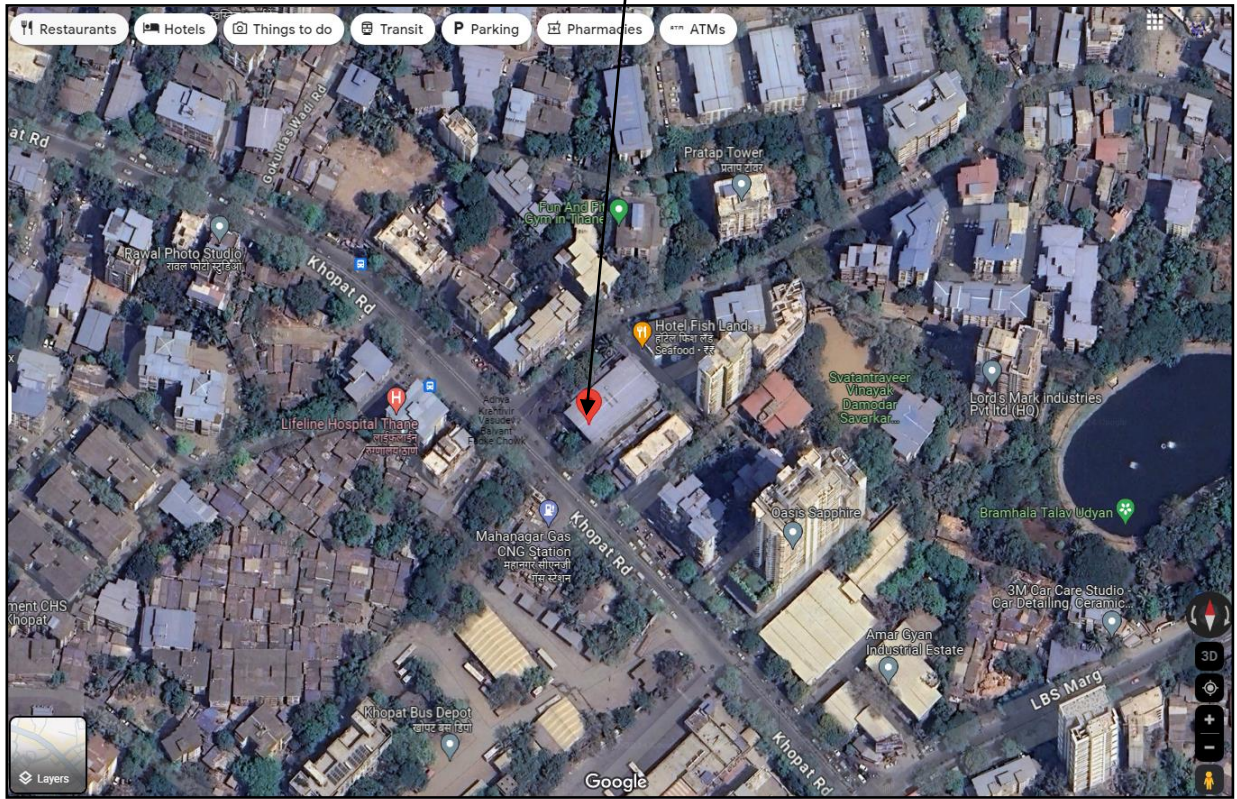


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'10.1"N 72°58'22.1"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.3 Km.)




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Ready Reckoner Rate



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Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/15-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अे-टाईप	46000	101800	117500	127200	117500	चौ. मीटर	प्लॉट नंबर
5/17-5ड) सुंबई आद्या हुतगति महामार्ग व तानसा पार्सेप लाईन यांच्या मधील भुभाग नगर रचना योजना क्रमांक1 अंतिम भुखंड/ सर्वे नंबर	52100	124100	142800	155000	142800	चौ. मीटर	अंतीम प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,24,100.00			
Reduced by 5% on Flat Located on 1 st Floor	6,205.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,17,895.00	Sq. Mtr.	10,953.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	52,100.00			
The difference between land rate and building rate (A – B = C)	65,795.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,04,078.00	Sq. Mtr.	9,669.00	Sq. Ft.

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)	Third Floor	85%
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

Price Indicators

Pay Rent
Post Your Property

1 BHK Flat In Paradise Tower For Sale In Thane West

Khopat, Opp. Pratap Talkies

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bkh Flat for Sale in Thane / Property Details

Loan Verified

₹ 80 Lacs

Negotiable

₹ 45,851/Month

Estimated EMI

440

Sq.Ft

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

2

Balcony

Bike

Parking

Apr 4, 2024

Posted On

Immediately

Possession

Paradise Tower

Apartment

Full

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEestimate

Nearby: Dev Corpora Tata Consultancy Services Viviana Mall Korum Mall Shirin Apartments

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.7 Per Sq.Ft/M	Flooring	NA
Builtup Area	440 Sq.Ft	Carpet Area	380 Sq.Ft

Activity On This Property

160 Unique Views 0 Shortlists

Similar Properties

Pay Rent
Post Your Property

1 BHK Flat in Mithali Cooperative Society For Sale In Chandanwadi

Mahadev Gopal Pabli Road near Siddheshwar Heights

Home / Flats for Sale in Mumbai / Flats for Sale in Eastern express highway-thane / 1bkh Flat for Sale in Eastern express highway-thane / Property Details

Negotiable

₹ 95 Lacs

₹ 54,448/Month

Estimated EMI

550

Sq.Ft

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Jan 16, 2024

Posted On

Immediately

Possession

Mithali Cooperative...

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEestimate

Nearby: Dev Corpora Ashar IT Park Viviana Mall Korum Mall Shirin Apartments

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.9 Per Sq.Ft/M	Flooring	NA
Builtup Area	550 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

162 Unique Views 0 Shortlists

Similar Properties



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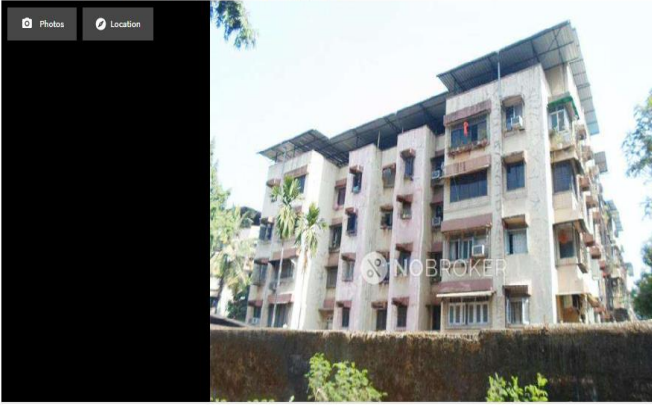


Price Indicators

NOBROKER
Pay Rent Post Your Property

1 BHK Flat In Ganesh Villa Chs, Uthalsar For Sale In Uthalsar
Thane West, Thane

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bhk Flat for Sale in Thane / Property Details



Nearby: Dev Corpora | Tata Consultancy Services | Viviana Mall | Korum Mall | Shirin Apartments

₹ 82 Lacs
Negotiable

₹ 46,997/Month
Estimated EMI

500
Sq.Ft

1 Bedroom No. of Bedroom	Apr 20, 2024 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Ganesh Villa Chs, U Apartment
Bike and Car Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	500 Sq.Ft	Carpet Area	450 Sq.Ft

Activity On This Property


🔍 80 Unique Views | ❤️ 0 Shortlists

Similar Properties

NOBROKER
Pay Rent Post Your Property Sign

1 BHK Flat In Darshan Tower Thane Uthalsar Thane For Sale In 44, Lal Bahadur Shastri Marg, Shanti Nagar, Kurla ...
Near Akurdi SMC

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bhk Flat for Sale in Thane / Property Details



Nearby: Dev Corpora | Tata Consultancy Services | Viviana Mall | Korum Mall | Shirin Apartments

₹ 97 Lacs
Negotiable

₹ 55,595/Month
Estimated EMI

585
Sq.Ft

1 Bedroom No. of Bedroom	May 21, 2024 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
1 Balcony	Darshan Tower Tha... Apartment
Car Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.4 Per Sq.Ft/M	Flooring	Vitrified Tiles

Activity On This Property

🔍 26 Unique Views | ❤️ 0 Shortlists | 🗣️ 0



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Sales Instance

2573474 27-01-2024	सूची क्र.2	दुयम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 25734/2023 नोंदणी : Regn:63m
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5161135	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 103, माळा नं: पहिला मजला,बी विंग, इमारतीचे नाव: बी आनंदसागर रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ऑप. एस. टी. डेपो,खोपट, रोड नं: ठाणे(पश्चिम)- 400 601, इतर माहिती: सर्व्हे नं. 97(पैकी),98(पैकी),व 110(पैकी),टिक्का न. 9 आणि सिटी सर्व्हे न. 4ए(पैकी),5ए,(444 चौ. फुट बिल्ट-अप एरिया व 41.26 चौ. मी. बिल्ट-अप एरिया)व क्षेत्र 78 चौ. फुट टेरेस सहित. झोन न.5/19/5- 5फ)(बा. भा. रु.1,16,900),((Survey Number : सर्व्हे नं. ९७(पैकी), ९८(पैकी), व ११०(पैकी), टिक्का न. ९ आणि सिटी सर्व्हे न. ४ए (पैकी), ५ए ;))	
(5) क्षेत्रफळ	41.26 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:-श्री. चंद्रकांत शांताराम पिंपळे वय:-75 पत्ता:-प्लॉट नं: बी/103, माळा नं: पहिला मजला , इमारतीचे नाव: आनंद सागर रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ऑप. एस. टी. वर्कशॉप, रोड नं: खोपट,ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-AQXPP4853B 2): नाव:-सौ. अनिता चंद्रकांत पिंपळे वय:-69 पत्ता:-प्लॉट नं: बी/103, माळा नं: पहिला मजला , इमारतीचे नाव: आनंद सागर रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ऑप. एस. टी. वर्कशॉप, रोड नं: खोपट,ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AGBPP5871D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. राज मकरंद हाटे वय:-33; पत्ता:-प्लॉट नं: बी/403, माळा नं: -, इमारतीचे नाव: आनंद सागर रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ऑप. एस. टी. वर्कशॉप डेपो, खोपट , रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ADDPH0832K 2): नाव:-मिस. अमृता प्रकाश वाणी वार्ड ऑफ श्री. राज मकरंद हाटे वय:-34; पत्ता:-प्लॉट नं: बी /403, माळा नं: -, इमारतीचे नाव: आनंद सागर रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ऑप. एस. टी. वर्कशॉप , रोड नं: खोपट,ठाणे पश्चिम , , THANE. पिन कोड:-400601 पॅन नं:-AKSPV2277L	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	25734/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	476000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th June 2024**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 93,54,612.00 (Rupees Ninety Three Lakh Fifty Four Thousand Six Hundred Twelve Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

