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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Harishchandra Gooda Shetty**

Residential Flat No. 1003, 10th Floor, "**Oakwood**", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd.,
ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District -
Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India.

Latitude Longitude : 19°14'0.1"N 72°58'18.3"E

Intended User:

Cosmos Bank

IMCS Thane Branch

IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab company Wagle
estate Thane

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1003, 10th Floor, "**Oakwood**", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd., ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India belongs to **Mr. Harishchandra Gooda Shetty**.

Boundaries of the property

North : Aggarwal Estate
South : Khewra Cir Marg
East : Shubharambh Complex
West : Gladys Alwares Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,77,16,540.00 (Rupees One Crore Seventy Seven Lakhs Sixteen Thousands Five Hundred And Forty 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Encl.: Valuation report



Residential Flat No. 1003, 10th Floor, "Oakwood", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd., ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, 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 Fair Market Value as on 19.07.2024 for Housing Loan Purpose.
1	Date of inspection	17.07.2024
3	Name of the owner / owners	Mr. Harishchandra Gooda Shetty
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. 1003, 10 th Floor, "Oakwood", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd., ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India. Contact Person : Harishchandra G. Shetty (Owner) Contact No. 9967020231
6	Location, Street, ward no	Village - Chitalsar Manpada, District - Thane
7	Survey / Plot No. of land	Village - Chitalsar Manpada New Survey No - 46, Hissa No. 2/1, 6, 5
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	Carpet Area in Sq. Ft. = 1017.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 886.00 (Area As Per Other) Built Up Area in Sq. Ft. = 1063.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Chitalsar Manpada, Taluka - Thane, District - Thane, Pin - PIN Code - 400 610
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
	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 - Mr. Harishchandra Gooda Shetty
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Harishchandra Gooda Shetty
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	37,800.00 (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.
26	SALES	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, IMCS Thane Branch Branch to assess Fair Market Value as on 19.07.2024 for Residential Flat No. 1003, 10th Floor, "Oakwood", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd., ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India belongs to **Mr. Harishchandra Gooda Shetty**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.5314/2020 Dated 23.11.2020 between Mr. Harishchandra Gooda Shetty(The Transferor) And Mr. V. C. Shaju & Mrs. Sini Shaju(The Transferee).
2)	Copy of Commencement Certificate V.P. No. .88 / 142 / TMC / TDD / 354 Dated 09.09.2009 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate V.P. No. .88 / 142 / TMC / TDD / 298 Dated 14.02.2014 issued by Thane Municipal Corporation.
4)	Copy of Previous Valuation Report Dated 09.09.2021.

Location

The said building is located at Village - Chitalsar Manpada, Taluka - Thane, District - Thane, PIN Code - 400 610. The property falls in Flat Zone. It is at a traveling distance 6.1 Km from Thane Railway Station.

Building

The building under reference is having Ground + 3 Podiums + 28 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 10th is having 7 Residential Flat. The building is having 3 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 10th. The Composition of Residential Flat The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Passage + 4 Balcony. This Residential Flat is Italian Marble Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 19th July 2024

The Carpet Area of the Residential Flat	:	886.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	1063.20 Sq. Ft. X ₹ 2,800.00 = ₹ 29,76,960.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 4,46,460.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,20,855/- per Sq. M. i.e. ₹ 11,228/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,13,600/- per Sq. M. i.e. ₹ 10,554/- per Sq. Ft.
Value of property as on 19th July 2024	:	886.00 Sq. Ft. X ₹ 20,500 = ₹1,81,63,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 19th July 2024	:	₹ 1,81,63,000.00 - ₹ 4,46,460.00 = ₹ 1,77,16,540.00
Total Value of the property	:	₹ ₹ 1,77,16,540.00
The realizable value of the property	:	₹1,59,44,886.00
Distress value of the property	:	₹1,41,73,232.00
Insurable value of the property (1063.20 X 2,800.00)	:	₹29,76,960.00
Guideline value of the property (1063.20 X 10554.00)	:	₹1,12,21,013.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1003, 10th Floor, "Oakwood", Oakwood - Ashwood Co-Op. Hsg. Soc. Ltd., ACME Ozone Project, Village - Chitalsar Manpada, Gut No. 61/1, 61/2, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State - Maharashtra, India for this particular purpose at **₹ 1,77,16,540.00 (Rupees One Crore Seventy Seven Lakhs Sixteen Thousands Five Hundred And Forty Only)** as on 19th July 2024

NOTES

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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 **19th July 2024** is **₹ 1,77,16,540.00 (Rupees One Crore Seventy Seven Lakhs Sixteen Thousands Five Hundred And Forty 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- VALUATION

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

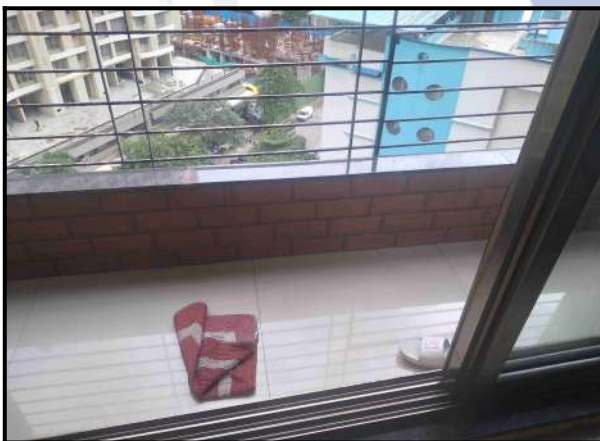
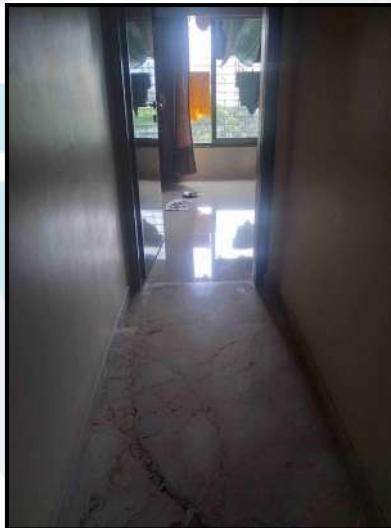
Technical details

Main Building

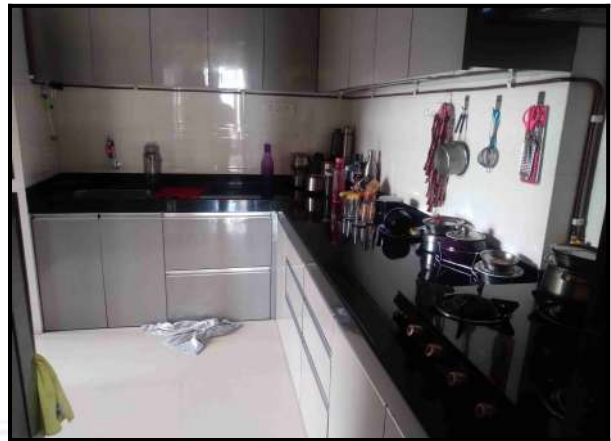
1	No. of floors and height of each floor	:	Ground + 3 Podiums + 28 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 10 th Floor
3	Year of construction	:	2014 (As per occupancy certificate)
4	Estimated future life	:	50 Years Subject 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows with M. S. Grills, .
10	Flooring	:	Italian Marble Flooring.
11	Finishing	:	Cement Plastering with POP false Ceiling.

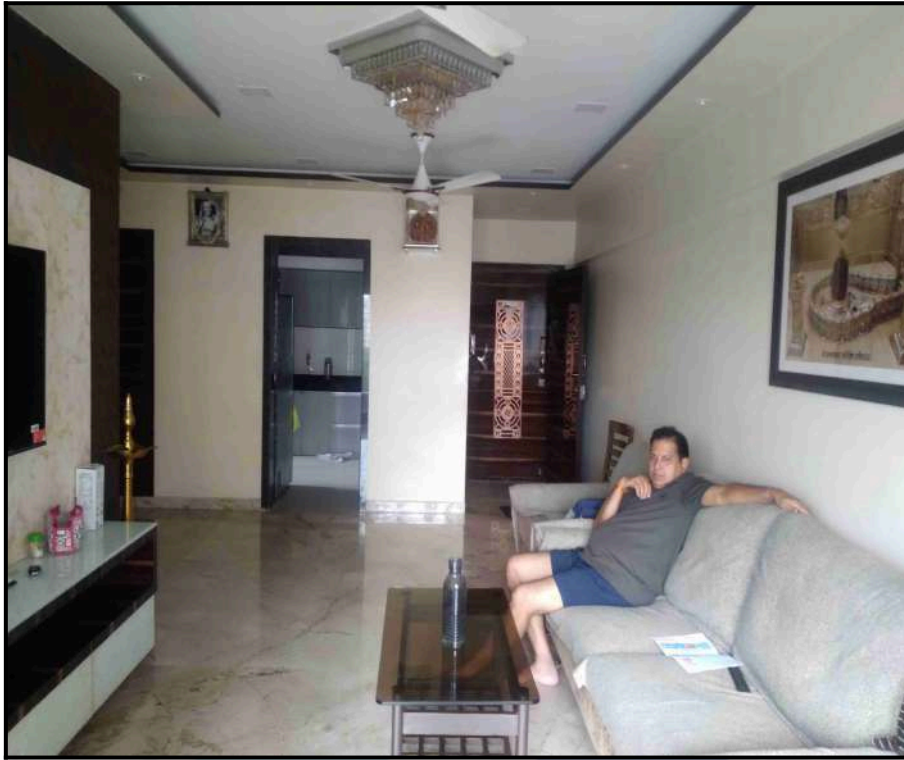
Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
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.	: Superior Colored
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	: 3 Lifts
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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

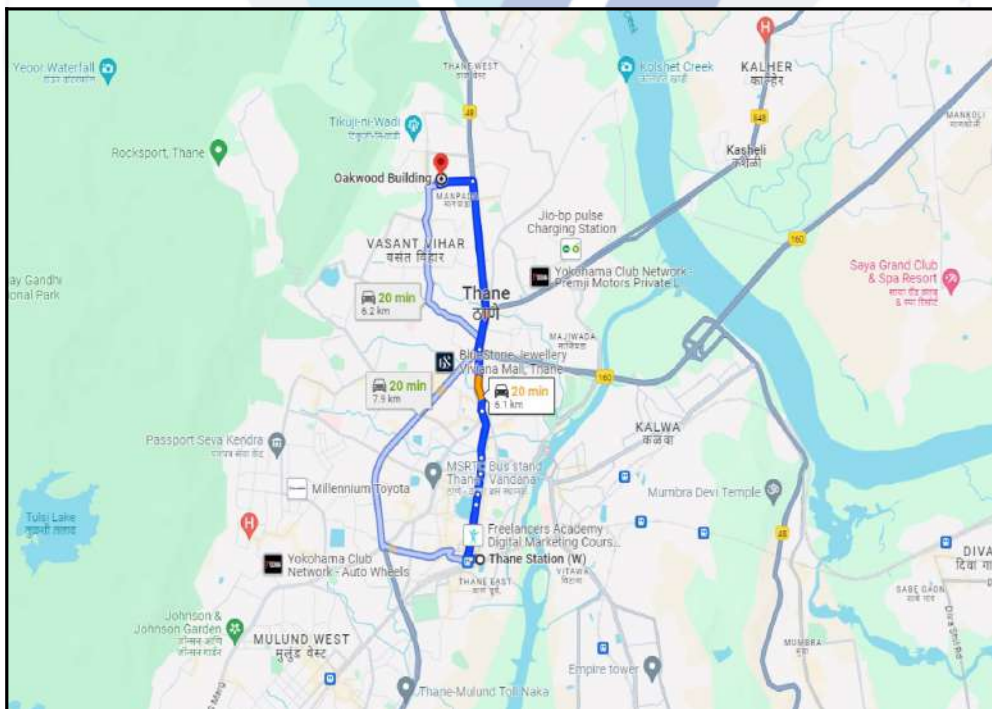




Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°14'0.1"N 72°58'18.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 6.1 Km).

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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
7/31/1/A-शुभारंभ ही. कॉम्प्लेक्स	48300	115100	132800	152600	132800	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	115100			
Increase by 5% on Flat Located on 10 th Floor	5755			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,20,855.00	Sq. Mtr.	11,228.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	48300			
The difference between land rate and building rate(A-B=C)	72,555.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,13,600.00	Sq. Mtr.	10,554.00	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

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

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	900.00	1,080.00	1,296.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,111.00	₹17,593.00	₹14,660.00

99acres Buy | Enter Locality / Project / Society / Landmark | Post property **FREE!**

Home > Flats in Thane > Flats in Thane West > 3 BHK Flats in Thane West | Posted on May 24, 2024

₹1.9 Cr @ 21,111 per sq.ft. | **3BHK 3Baths**
 Estimated EMI ₹1,51,754 | Flat/Apartment for Sale
 in Acme Oakwood and Ashwood, Thane West

RERA STATUS NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (10)

- Area:** Carpet area: 900 sq.ft. (83.61 sq.m.)
- Configuration:** 3 Bedrooms, 3 Bathrooms, No Balcony
- Price:** ₹ 1.9 Crore+ Govt Charges & Tax @ 21,111 per sq.ft. View Price Details
- Address:** Acme Oakwood and Ashwood Thane West
- Floor Number:** 14th of 27 Floors
- Facing:** East
- Overlooking:** Others
- Property Age:** 5 to 10 Year Old

Places nearby Thane West | View All (50)

- nilkanteswar mandir
- Hdfc bank ATM
- Icici bank ATM
- State bank of india ATM
- Dentales
- Derma Villa

Why you should consider this property?

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	616.00	739.20	887.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹20,292.00	₹16,910.00	₹14,092.00

HOUSING.COM Buy in Thane

Home / Thane / Ghodbunder Road / Thane West / Manpada / ACME Ozone Phase 2 Last updated: Jul 5, 2024

ACME Ozone Phase 2 ✓ BERA

By ACME GROUP
Manpada, Thane West, Ghodbunder Road, Thane

★ 4

COVER IMAGE

Project Tour

29 more

2, 3 BHK Apartments Configurations

Dec, 2018 Possession Starts

₹20.28 K/sq.ft Avg. Price

616 sq.ft. - 984 sq.ft. (Carpet Area) Sizes

[Overview/Home](#) | [Highlights](#) | [Around This Project](#) | [More About Project](#) | [Project Properties](#) | [About Project](#) | [Reco](#) >

Why ACME Ozone Phase 2?

- Access to ATM, library, infinity pool, cycling & jogging track, and steam room
- National College, Thane, and Cinemax Wonder Mall are just 1.9 km away
- 1.2 km away from Tikuj-ni-wadi Metro Station
- Located near Jupiter Hospital, Thane (3.7 km)
- Situated just 1.9 km from ThaneOne Corporate Business IT Park

Nice choice. Let's connect with the seller

Contact Us

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Property Location
Manpada, Thane West, Ghodbunder Road, Thane

Around This Project

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	730.00	876.00	1,051.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,904.00	₹15,753.00	₹13,128.00

4527335
17-03-2024

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 : 4527/2024
नोंदणी :
Regn:63m

गावाचे नाव : चितळसर मानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11168317.45
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मीजे चितळसर मानपाडा,सदनिका नं.801,8 वा मजला,ओकवुड बिल्डींग,ओकवुड-एशवुड को ऑ ही सो लि,एवमे ओझोन प्रोजेक्ट,ऑफ खेवरा सर्कल,चितळसर मानपाडा,ठाणे प,सदनिकेचे क्षेत्र 729.69 चौ.फुट कार्पेट,वॉड्रोब एरिया 27.45 चौ.फुट कार्पेट सहित,एक स्टील कार पार्किंग स्पेस नं.7,(झोन न 7/31-3ई-3)- 1,24,100/- (Survey Number : गट नं.61/1,61/2 व सर्वे नं.46, हिस्सा नं.2/1 व 6, सर्वे नं.46, हिस्सा नं.5 ;))
(5) क्षेत्रफळ	729.69 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमिसागड्डा वेंकटारोयव्या - - वय:-55 पत्ता:-प्लॉट नं: सदनिका नं.1010 , माळा नं: 10 वा मजला , इमारतीचे नाव: -, ब्लॉक नं: 12, एनसीसी अर्बन वन , रोड नं: नरसिंजी,हैदराबाद, आंध्र प्रदेश, क्.व्.राणारेड्डा. पिन कोड:-500075 पॅन नं:-ADKPA3726E 2): नाव:-भुवनाम नागलक्ष्मी - - वय:-56 पत्ता:-प्लॉट नं: सदनिका नं.1010 , माळा नं: 10 वा मजला , इमारतीचे नाव: -, ब्लॉक नं: 12, एनसीसी अर्बन वन , रोड नं: नरसिंजी,हैदराबाद, आंध्र प्रदेश, क्.व्.राणारेड्डा. पिन कोड:-500075 पॅन नं:-ANKPB2126R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शक्ति सिंह बैस - - वय:-37; पत्ता:-प्लॉट नं: सदनिका नं.1906 , माळा नं: 19 वा मजला , इमारतीचे नाव: रॉयल, आशर रेसीडेंसी, ब्लॉक नं: -, रोड नं: पोखरण रोड नं.2,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AVFPB9056R 2): नाव:-अमृता गौड - - वय:-38; पत्ता:-प्लॉट नं: सदनिका नं.1906 , माळा नं: 19 वा मजला , इमारतीचे नाव: रॉयल, आशर रेसीडेंसी, ब्लॉक नं: -, रोड नं: पोखरण रोड नं.2,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ASIPG6267D
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4527/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	966000
(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.

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	770.00	924.00	1,108.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹17,922.00	₹14,935.00	₹12,446.00

2280174 04-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 22801/2022 नोंदणी : Regn:63m
गावाचे नाव : चितळसर मानपाडा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11175825.5	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका नं. 2104,21 वा मजला,अल्पिणीया बिल्डिंग,अल्पिणीया को. ऑप. ही. सो. लि.,एवमे ओझोन प्रोजेक्ट,घोडबंदर रोड समोर,चितळसर मानपाडा,ठाणे प.क्षेत्र 67.39 चौ. मीटर कारपेट व बाल्कनी चे क्षेत्र 4.16 चौ. मीटर,सोबत एक्सक्लूजिव्ह एमिनीटी वन कार पार्किंग स्पेसेस,(झोन नं. 7/31 एफ -3 ई 3)((Survey Number : 46. Hissa No.2/1 and 6, Gut No. 61/1, & 61/2 ;))	
(5) क्षेत्रफळ	78.70 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:-डॉ. सकेत आर नेवाळे वय:-38 पत्ता:-प्लॉट नं: 2104 , माळा नं: 21 वा मजला , इमारतीचे नाव: अल्पिणीया बिल्डिंग , ब्लॉक नं: - , रोड नं: चितळसर मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:- AHPPN5932Q 2): नाव:-आरती राणा वय:-33 पत्ता:-प्लॉट नं: 2104 , माळा नं: 21 वा मजला, इमारतीचे नाव: अल्पिणीया बिल्डिंग , ब्लॉक नं: - , रोड नं: चितळसर मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BAEPR2632A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजित देवाय्या पाटील वय:-28; पत्ता:-प्लॉट नं: ए-602, बिल्डिंग नं. सी 3 , माळा नं: - , इमारतीचे नाव: लक्ष्मी पार्क फेज-1 , ब्लॉक नं: - , रोड नं: लोकमान्य नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:- CMZPP2005B 2): नाव:-मीना डी पाटील वय:-53; पत्ता:-प्लॉट नं: ए-602, बिल्डिंग नं. सी 3, माळा नं: - , इमारतीचे नाव: लक्ष्मी पार्क फेज-1 , ब्लॉक नं: - , रोड नं: लोकमान्य नगर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:- CKIPP2923F	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	22801/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	966000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th July 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 1,77,16,540.00 (Rupees One Crore Seventy Seven Lakhs Sixteen Thousands Five Hundred And Forty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Cosmos Bank Empanelment No.:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

