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MSME Reg No: UDYAM-MH-18-0083617

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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: **Mr. Mangal Tukaram Parabkar**

Industrial Godown No. B-2(4), Ground Floor, "**Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.**",  
S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane,  
PIN – 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'07.7"N 72°58'08.1"E

### Intended User:

**Cosmos Bank**

**Naupada**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra,  
Country - India, State - Maharashtra, Country - India



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### Regd. Office

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

☎ +91 2247495919

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

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## VALUATION OPINION REPORT

The property bearing Industrial Godown No. B-2(4), Ground Floor, "Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.", S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, PIN – 400 601, State – Maharashtra, Country – India belongs to **Mr. Mangal Tukaram Parabkar**.

### **Boundaries of the property.**

North : Gala No. B-2(3)  
South : Internal Road  
East : Gala No. B-2(2)  
West : Gala No. B-2(6)

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 **₹ 2,36,50,000.00 (Rupees Two Crore Thirty Six Lakh Fifty Thousand 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

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

Encl: Valuation report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.19 17:53:35 +05'30'

Auth. Sign.



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Industrial Godown No. B-2(4), Ground Floor, "Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.",  
S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane,  
PIN – 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 18.09.2024 for Bank Loan Purpose
2	Date of inspection	24.07.2024
3	Name of the owner/ owners	<b>Mr. Mangal Tukaram Parabkar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Industrial Godown No. B-2(4), Ground Floor, "Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.", S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, PIN – 400 601, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mangal Tukaram Parabkar (Owner) Contact No. 9870314938
6	Location, street, ward no	S.V. Road
	Survey/ Plot no. of land	Gut No. 59/1(Part), 59/21, 59/17 & others of Village - Chitalsar Manpada
8	Is the property situated in residential/ Industrial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	High Class
10	Proximity to civic amenities like schools, Hospitals, Godowns, 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 Godown supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 2,364.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 2,500.00</b> <b>(Area as per Articles of Agreement)</b>
13	Roads, Streets or lanes on which the land is abutting	S.V. Road
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 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	N. A
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 50,000.00 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.
<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 Industrial Godown 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.
<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

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

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 18.09.2024 for Industrial Godown No. B-2(4), Ground Floor, "Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.", S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, PIN – 400 601, State – Maharashtra, Country – India belongs to **Mr. Mangal Tukaram Parabkar**.

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

1	Copy of Articles of Agreement dated 30.12.2005 between M/s. D. Dahyabhai & Co. Pvt. Ltd. (The Builder) And Mr. Mangal Tukaram Parabkar (The Purchaser).
2	Copy of Share Certificate No. 130 transferred dated 26.04.2007 in the name of Mr. Mangal Tukaram Parabkar issued by Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.

**LOCATION:**

The said building is located at Gut No. 59/1(Part), 59/21, 59/17 & others of Village - Chitalsar Manpada. The property falls in Industrial Zone. It is at a travelling distance 8.9 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Ground Floor only. It is a load bearing Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The Godown external condition is Normal. The Godown is used for Industrial purpose. The Godown having no lift.

**Industrial Godown:**

The Industrial Godown under reference is situated on the Ground Floor. The composition of Godown is Pub Area + Kitchen + Passage + Ota + 1 Toilet. The Industrial Ground is finished with Partly Vitrified & Partly Carpet, Teak wood, Glass Door, MS Rolling Shutter, Concealed electrification & Concealed plumbing.

**Valuation as on 18<sup>th</sup> September 2024**

The Built-Up Area of the Industrial Godown	:	2,500.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2000 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	2,500.00 X 1,500.00 = 37,50,000.00



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Depreciation $\{(100-10) \times 24 / 60\}$	:	36.00%
Amount of depreciation	:	₹ 13,50,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,200.00 per Sq. M. i.e., ₹ 13,211.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,19,544.00 per Sq. M. i.e., ₹ 11,106.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
<b>Value of property as on 18.09.2024</b>	:	<b>2,500.00 Sq. Ft. X ₹ 10,000.00 = ₹ 2,50,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 18.09.2024</b>	:	<b>₹ 2,50,00,000.00 - ₹ 13,50,000.00 = ₹ 2,36,50,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 2,36,50,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 2,12,85,000.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,89,20,000.00</b>
<b>Insurable value of the property (2,500.00 X 1,500.00)</b>	:	<b>₹ 37,50,000.00</b>
<b>Guideline value of the property (2,500.00 X 11,106.00)</b>	:	<b>₹ 2,77,65,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Industrial Godown No. B-2(4), Ground Floor, "Kothari Warehouse No. 3 Premises Co-Op. Soc. Ltd.", S.V. Road, Village – Chitalsar Manpada, Thane (West), Taluka & District – Thane, PIN – 400 601, State – Maharashtra, Country – India for this particular purpose at ₹ 2,36,50,000.00 (Rupees Two Crore Thirty-Six Lakh Fifty Thousand Only) as on 18<sup>th</sup> September 2024.

### **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 **18<sup>th</sup> September 2024** is **₹ 2,36,50,000.00 (Rupees Two Crore Thirty-Six Lakh Fifty Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### ***PART III- DECLARATION***

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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**ANNEXURE TO FORM 0-1**

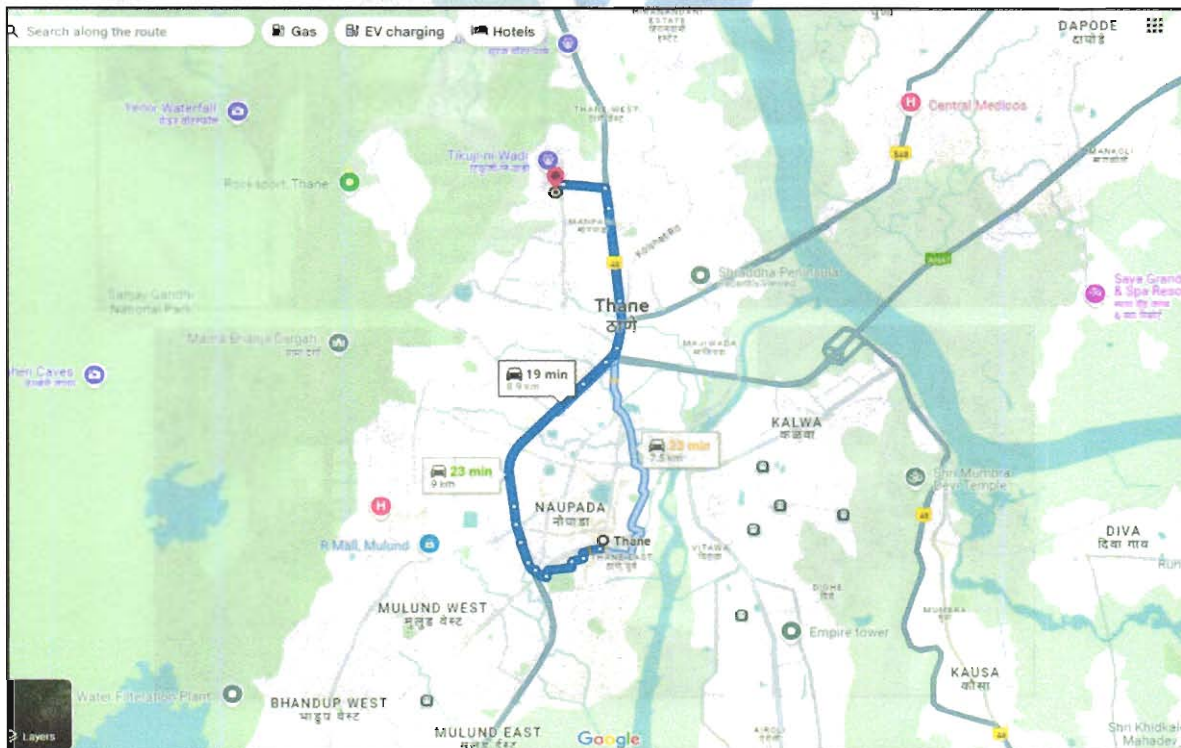
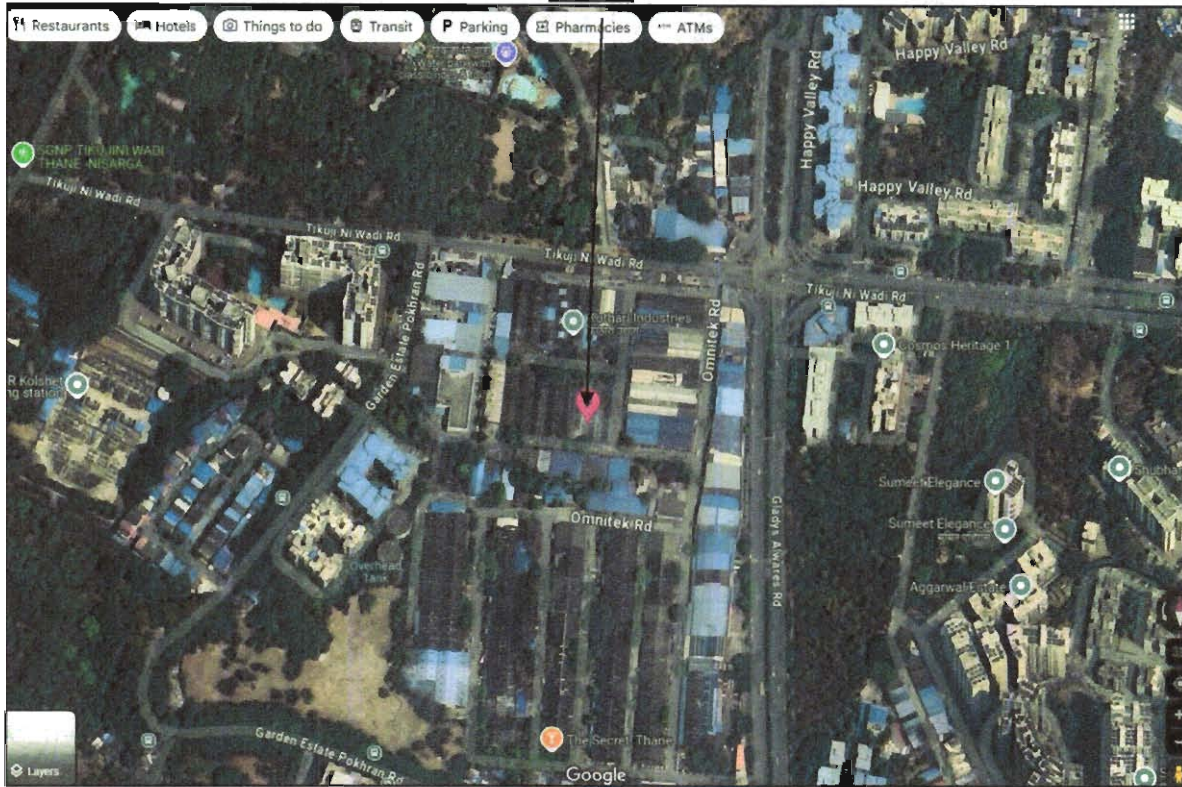
<b>Technical details</b>			<b>Main Building</b>
1.	No. of floors and height of each floor		Ground Floor
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is an Industrial Godown situated on Ground Floor
3.	Year of construction		2000 (Approx.)
4.	Estimated future life		36 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame		Load Bearing 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, Glass Door, MS Rolling Shutter
10.	Flooring		Partly Vitrified & Partly Carpet
11.	Finishing		Cement plastering with POP finished
12.	Roofing and terracing		A.C.Sheet Roofing
13.	Special architectural or decorative features, if any		No
14.	(i)	Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(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.		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**



## Route Map of the property

Site u/r



Latitude Longitude - 19°14'07.7"N 72°58'08.1"E

Note: The Blue line shows the route to site from nearest Railway station (Thane – 8.9 Km.)



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## Ready Reckoner Rate

Department of Registration & Stamps  
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग  
महाराष्ट्र शासन

Valuation For Urban Area

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

Location Details

Select Type: ☐ Development Agreement ☐ Tenant Occupied ☒ Other

Division Name: Godown

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: गवाच नाथ : पिरकसरा गा.

Attribute: इतर SubZone Name: 7/31(A-3B-3) पिरकसरा गा.

Mahapalika Area: Navi Mumbai Municipal

Open Land	Residence	Office	Shop	Industry	Unit
4780	1/4100	142200	1150	142200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Godown	1,42,200.00			
No Increase by Godown Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,42,200.00	Sq. Mtr.	13,211.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	47,800.00			
The difference between land rate and building rate (A – B = C)	94,400.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,19,544.00	Sq. Mtr.	11,106.00	Sq. Ft.

### Building not having lift

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

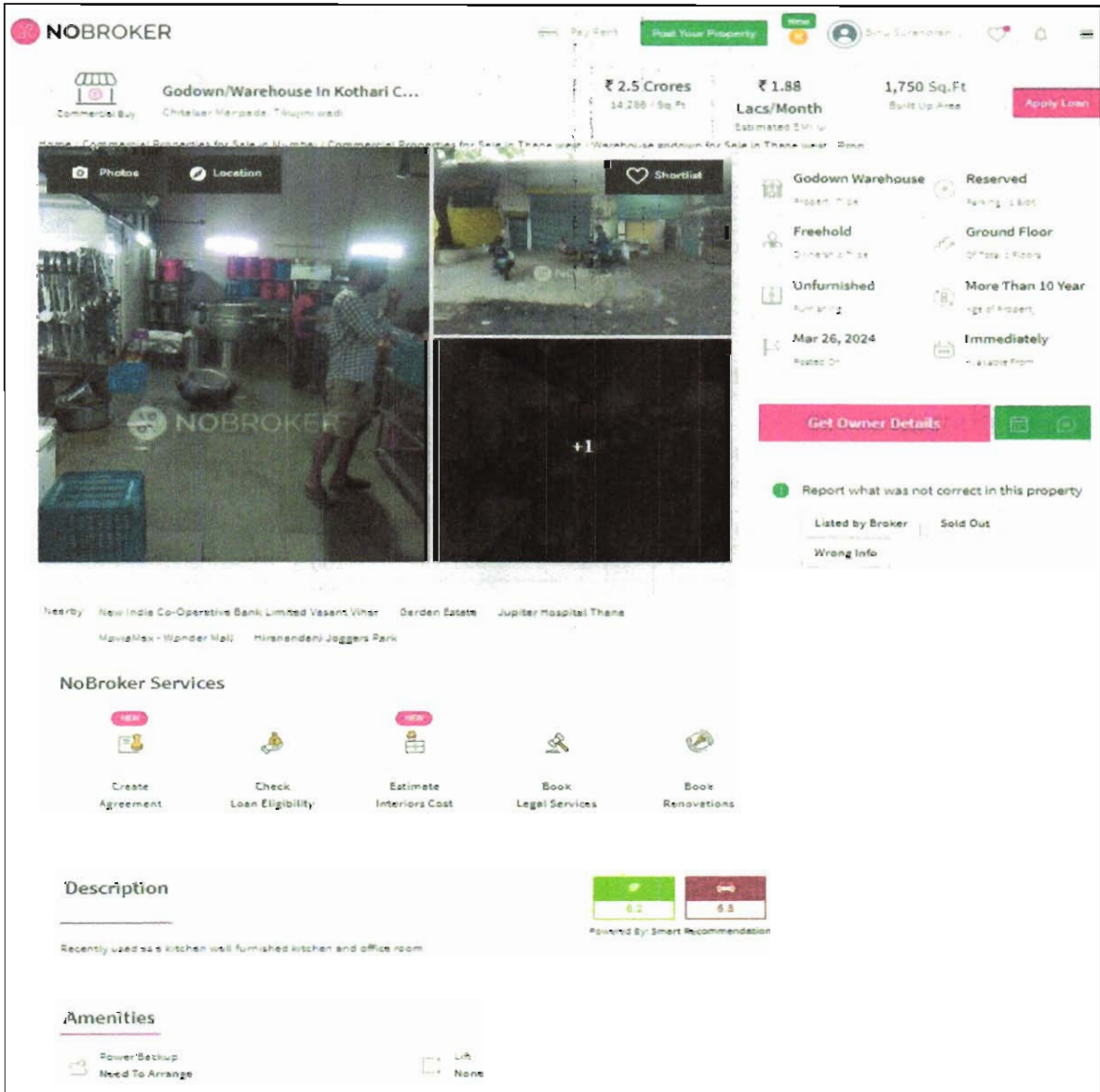
	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

Property	Flat		
Source	<a href="#">No Broker</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1750.00	2100.00	2520.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	14,286.00	₹ 11,905.00	₹ 9,921.00



The screenshot shows a NoBroker mobile app interface for a property listing. The property is a Godown/Warehouse in Kothari C... with a price of ₹ 2.5 Crores (14,286/- Sq. Ft.) and a monthly rent of ₹ 1.88 Lacs/Month. The listing includes a large photo of the interior, a location map, and a list of features: Godown Warehouse, Freehold, Unfurnished, Mar 26, 2024, Reserved, Ground Floor, More Than 10 Year, and Immediately. The app also displays nearby locations, NoBroker Services (Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations), and a description of the property. The amenities section shows Power Backup and Need To Arrange.

## Price Indicators

Property	Flat		
Source	<a href="#">No Broker</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2500.00	3000.00	3600.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	18,000.00	₹ 15,000.00	₹ 12,500.00

**NOBROKER**

Godown/Warehouse In Thane, M...  
Commercial Buy  
Year: Several Years, Ceramic Studio

₹ 4.5 Crores  
18,000 / Sq.Ft

₹ 3.38 Lacs/Month  
Estimated EMI

3,000 Sq.Ft  
Built up Area

Apply Loan

Photos Location Shortlist

Godown Warehouse Public  
Property Type Parking  
Freehold Ground Floor  
Ownership Type 2 Floors  
Unfurnished More Than 10 Year  
Furnishing Age of Property  
Mar 24, 2024 Immediately  
Posted On Available From

Get Owner Details

Report what was not correct in this property  
Listed by Broker Sold Out  
Wrong Info

Nearby: New India Co-Operative Bank Limited Vasant Vihar Mulund East Railway Station Bus Stop  
Mango Hotels - Airoli, New Mumbai Jupiter Hospital Thane Movieplex - Wonder Mall

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

**Amenities**

Power Backup Need To Arrange  
Washroom(s) No Washroom  
Security NA  
Lift None  
Vehicle Storage Facility NA

**Activity On This Property**

0 Unique Views 0 Shortlists 0 Contacts  
Powered By: nEstimate

**Similar Properties**

There are no Similar Properties.

## Price Indicators

Property	Flat		
Source	<a href="#">Squard yards</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2500.00	3000.00	3600.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	18,000.00	₹ 15,000.00	₹ 12,500.00

83 Views

Compare

5Y Exclusive

16 Photos

Map

Palak Sodha
Owner

**Valuation Report**  
#4499-214199  

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive **Valuation Report** of any property  
[View Sample Report](#)

Home Property in Thane Warehouse in Thane Warehouse in Thane West Commercial Warehouse 650 Sq Ft in Thane West

Dnstowerco Op Hsg Society, Krantiveer Anant Kanehere Chowk, Thane West, Thane, Maharashtra 400601  
**Commercial Warehouse 650 Sq.Ft. in Thane West Thane**  
Listing ID #8841735  
**₹ 97.5 L**  
650 Sq Ft. (Built-up Area)  
[Whatsapp](#) [Request for Call](#)  
Found Something Wrong with this Listing? Report Here  
Save Extra with 2 offers  
Home Loan Offer  
ICICI, SBI, HDFC +5 More Banks  
Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval. [Get Offer](#)  
More Offers  
Connect with Real Estate Experts  
Owner  
**Palak Sodha**  
+9183XXXXXXX  
Hi bini, Would you like to connect with Palak Sodha for 650 Sq.Ft. Warehouse in Dnstowerco Op Hsg Society, Krantiveer Anant Kanehere Chowk, Thane West, Thane, Maharashtra 400601  
[Ask Question](#) [Contact Now](#)

Overview Commute Time Thane West Reviews

**Key Highlights**  
Near City Center Safe & Secure Locality Vastu compliant Prime Location  
A 650 sq ft office warehouse located in the heart of thane would likely benefit from the city's strategic location and connectivity. It could appeal to businesses looking for a convenient and accessible location to set up operations. The proximity to thane railway station, just 3 minutes away, enhances the accessibility and convenience of the location. This can be a significant advantage for businesses requiring frequent access to transportation networks. The presence of government offices, thane courts, and advocates nearby can also be beneficial. It may attract businesses that require interaction with government agencies or legal services, potentially increasing the property's appeal and value.

What's on your mind? [Ask](#) and get answers from our Property Experts

## Sales Instance

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2402.00	2882.00	3458.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	11,750.00	₹ 9,792.00	₹ 8,160.00

1903574  
12-07-2024

Note:-Generated Through eSearch  
Module, For original report please contact  
concern SRO office.

सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 2  
दस्त क्रमांक : 19035/2024  
नोदणी :  
Regn:03m

### गावाचे नाव : चितळसर मानपाडा

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	28223500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25412458.656
(4) भू-मापन, पोटहस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : इतर माहिती: गोंडाऊन नं. क्यू 1/बी, कोठारी इस्टेट, कोठारी वेअर हाउस नं.3 प्रिमायसेस को-ऑप. सोसायटी लि., मौजे - चितळसर मानपाडा, ता. / जि. - ठाणे. (प.)-400610, (क्षेत्रफळ - 2402 चौ. फुट कारपेट) (मु.वि.क्र. - 7/31/F-3ई-3. ( ( GAT NUMBER : 59/1(PT), 59/21, 59/17, 59/28(pt), 59/21, 59/22 and 59/24 ; ) )
(5) क्षेत्रफळ	2402 चौ.फूट
(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:- अनुज महेश गुप्ता वय:- 45 पत्ता:- प्लॉट नं:-, माळा नं: 2 रा मजला, इमारतीचे नाव: गुरुकुपा, ब्लॉक नं: 6 दिक्षित रोड, रोड नं: विले पार्ले, (पूर्व) - मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400057 पॅन नं:- AFPPG2519A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स बलदेव इंजिनीअरिंग लॉर्ड भागीदार विक्रम सिंग भट्टी वय:-; पत्ता:- प्लॉट नं: डी - 232, माळा नं:-, इमारतीचे नाव: टी. टी. सी. इंडस्ट्रीयल एरिया, ब्लॉक नं: एम आय डी सी, रोड नं: नेरळ, नवी - मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- AAJFB7127N
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2024
(10) दस्त नोदणी केल्याचा दिनांक	11/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19035/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1975700
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शीरा	
मुद्रांकनासाठी 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

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	4,939.00	5,927.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	6,678.47	₹ 8,014.17	-

697573

15-09-2024

Note:-Generated Through eSearch Module.For  
original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्ता क्रमांक : 6975/2024

नोटिफी :

Regn 63m

### गावाचे नाव : चितळसर मानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	47500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिले पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	47338330.2
(4) भू मापन पोटहिस्ता व घरक्रमांक (अस्तित्वात)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : सदनिका नं: गोडाउन नं: व्ही(पार्ट), इमारतीचे नाव: कोठारी वेयरहाऊस नं: 3, ब्लॉक नं: चितळसर मानपाडा, रोड : ठाणे वेस्ट, इतर माहिती: सदनिका नं: गोडाउन नं: व्ही(पार्ट), इमारतीचे नाव: कोठारी वेयरहाऊस नं: 3, ब्लॉक नं: चितळसर मानपाडा, रोड नं: ठाणे वेस्ट, इतर माहिती: सर्व्हे नं: 59/1पार्ट, 59/21, 59/17, 59/28, 59/29, 59/22, 59/24, क्षेत्र 5927 चौ. फूट बिल्डअप. ( ( GAT NUMBER : 59/1 (pt), 59/21, 59/17, 59/28(pt), 59/29, 59/22, and 59/24 ; ) )
(5) क्षेत्रजळ	5927 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असलेले तपे.	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिकादिचे नाव व पत्ता.	1): नाव: एनी अनु टेक्नोलॉजिस्ट प्राईवेट लिमिटेड चे ऑफिसात संचालक अक्षय गुप्ता वय: 36 पत्ता: फ्लॉट नं: , माळा नं: 1 सा मजला, इमारतीचे नाव: स्वाती बिल्डिंग, ब्लॉक नं: सांताक्रूज पश्चिम, मुंबई, रोड नं: नॉर्थ रॉबेन्स रोड, महाराष्ट्र, मुंबई. पिन कोड: 400054 पॅन नं: AACCA5917B 2): नाव: एनी अनु टेक्नोलॉजिस्ट प्राईवेट लिमिटेड चे ऑफिसात संचालक अक्षय गुप्ता वय: 40 पत्ता: फ्लॉट नं: , माळा नं: 1 सा मजला, इमारतीचे नाव: स्वाती बिल्डिंग, ब्लॉक नं: सांताक्रूज पश्चिम, मुंबई, रोड नं: नॉर्थ रॉबेन्स रोड, महाराष्ट्र, मुंबई. पिन कोड: 400054 पॅन नं: AACCA5917B
(8) दस्तऐवज करून देणाऱ्या या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिकादिचे नाव व पत्ता	1): नाव: विजय टेक्नोलॉजिस्ट वय: 36; पत्ता: फ्लॉट नं: 603, माळा नं: , इमारतीचे नाव: पुष्पमंगल कॉम्प्लेक्स, ब्लॉक नं: बाबूभाई पेद्रोल पंचव्या जवळ, ठाणे पश्चिम, रोड नं: ओल्ड आग्रा रोड, महाराष्ट्र, THANE. पिन कोड: 400601 पॅन नं: AHVPJ9532C 2): नाव: रत्नोक सॅट्रीप कोठारी वय: 18; पत्ता: फ्लॉट नं: एक 902, माळा नं: , इमारतीचे नाव: चेंबूर गुलमार्ग सीएचएसएल, ब्लॉक नं: टाकिएमुखी हनुमान मंदिराच्या जवळ, चेंबूर नाका, चेंबूर, मुंबई, रोड नं: आर.सी. मार्ग, महाराष्ट्र, मुंबई. पिन कोड: 400071 पॅन नं: PGDPK2186K 3): नाव: श्रेय गौतम कोठारी वय: 20; पत्ता: फ्लॉट नं: एक 23/1 2, माळा नं: , इमारतीचे नाव: पंचज्योत सीएचएसएल, ब्लॉक नं: साउथ इंडियन बँकच्या समोर, सेक्टर 29, वाशी, नवी मुंबई, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड: 400703 पॅन नं: MCSPK4027P 4): नाव: अर्पित प्रकाश बाफना वय: 22; पत्ता: फ्लॉट नं: 801, माळा नं: , इमारतीचे नाव: गीतांजली बिल्डिंग, ब्लॉक नं: चेंबूर मोनोरेल स्टेशनच्या जवळ, चेंबूर, मुंबई, रोड नं: रोड नं: 15, महाराष्ट्र, मुंबई. पिन कोड: 400071 पॅन नं: FLAPB6168N
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6975/2024
(12) बाजारभावाप्रमाणे मूद्रांक गुत्का	3325000
(13) बाजारभावाप्रमाणे नोंदणी गुत्का	30000
(14) रीरा	
मुत्पाकनासाठी विचारात घेतलेला तपशील: :	
मुद्रांक गुत्का 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 **4<sup>th</sup> March 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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

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**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 2,36,50,000.00 (Rupees Two Crore Thirty Six Lakh Fifty Thousand 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

Encl: Valuation report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.19 17:53:54 +05'30'

Auth. Sign.



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