

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Pradeep Namdeo Karade**

Residential Flat No. 202, 2<sup>nd</sup> Floor, "**Manas Co-op. Hsg. Soc. Ltd.**", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, State - Maharashtra, India.

Latitude Longitude : 19°11'49.0"N 72°58'19.8"E

### Intended User:

**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

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, "Manas Co-op. Hsg. Soc. Ltd.", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Pradeep Namdeo Karade**.

Boundaries of the property

North : Anmol Mansion  
South : Parampara CHSL  
East : Bangashree Tower  
West : Govind Bachaji 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 **₹ 45,12,750.00 (Rupees Forty Five Lakhs Twelve Thousands Seven Hundred And Fifty 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.**

**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: 2024.08.23 16:23:56 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 202, 2<sup>nd</sup> Floor, "**Manas Co-op. Hsg. Soc. Ltd.**", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, 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 23.08.2024 for Housing Loan Purpose.
1	Date of inspection	24.07.2024
3	Name of the owner / owners	<b>Mr. Pradeep Namdeo Karade</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> Residential Flat No. 202, 2 <sup>nd</sup> Floor, " <b>Manas Co-op. Hsg. Soc. Ltd.</b> ", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Mahendra (Contact Person) Contact No. 8169699449
6	Location, Street, ward no	Village - Panchpakhadi, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Panchpakhadi New Survey No - 56/B, Tikka No. 12
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 242.60 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 330.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, Thane (West) Taluka - Thane, District - Thane, Pin - PIN Code - 400 601
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000.00 (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.
26	<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2002 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

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

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 23.08.2024 for Residential Flat No. 202, 2<sup>nd</sup> Floor, "**Manas Co-op. Hsg. Soc. Ltd.**", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Pradeep Namdeo Karade**.

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

1)	Copy of Electricity Bill Consumer No.000015132167 Dated 25.05.2024.
2)	Copy of Part Occupancy Certificate Document No.V.P. No. 95 / 174 / TMC / TDD / 1345 dated 13.05.2002 issued by Thane Municipal Corporation (Part O.C. is issued for Ground +4 upper floors only).
3)	Copy of Agreement for sale Document No.659/2022 Dated 17.01.2022 between Mrs. Manjiri Nikhil Kane(The Transferor) And Mr. Pradeep Namdeo Karade(The Transferee).
4)	Copy of Approved Building Plan Document No.95 / 174 / TMC / TDD / 416 Dated 02.07.2000 issued by Thane Municipal Corporation.
5)	Copy of Society Share Certificate Document No.5 Dated 28.03.2022 And Mr. Pradeep Namdeo Karade(The Transferee).

### Location

The said building is located at Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601. The property falls in Residential Zone. It is at a traveling distance 1.5 Km. from Thane Railway Station.

### Building

The building under reference is having Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 3 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is Living Room + Kitchen + WC + Bathroom + Passage.(i.e 1 RK Flat) This Residential Flat is Carpet, Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , Open Conduit Plumbing With Concealed Electrificationetc.

### Valuation as on 23rd August 2024

The Built Up Area of the Residential Flat	:	330.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	: 2002 (As Per Part Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 22 Years
Cost of Construction	: 330.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,25,000.00
Depreciation $\{(100 - 10) \times (22 / 60)\}$	: 33.00%
Amount of depreciation	: ₹ 2,72,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,33,300/- per Sq. M. i.e. ₹ 12,384/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,17,812/- per Sq. M. i.e. ₹ 10,945/- per Sq. Ft.
Value of property as on 23rd August 2024	: 330.00 Sq. Ft. X ₹ 14,500 = ₹47,85,000.00

(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 23rd August 2024	: ₹ 47,85,000.00 - ₹ 2,72,250.00 = ₹ 45,12,750.00
Total Value of the property	: ₹ ₹ 45,12,750.00
The realizable value of the property	: ₹40,61,475.00
Distress value of the property	: ₹36,10,200.00
Insurable value of the property (330.00 X 2,500.00)	: ₹8,25,000.00
Guideline value of the property (330.00 X 10945.00)	: ₹36,11,850.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, "Manas Co-op. Hsg. Soc. Ltd.", Previously Old Building known as "Bhide Sadan", Charai, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 601, State - Maharashtra, India for this particular purpose at ₹ 45,12,750.00 (Rupees Forty Five Lakhs Twelve Thousands Seven Hundred And Fifty Only) as on 23rd August 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 August 2024 is ₹ 45,12,750.00 (Rupees Forty Five Lakhs Twelve Thousands Seven Hundred And Fifty 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.



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**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 + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 2002 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 38 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , .				
10	Flooring	: Carpet.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open Conduit Plumbing With Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



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**Technical details****Main Building**

15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
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	:	1Lift
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

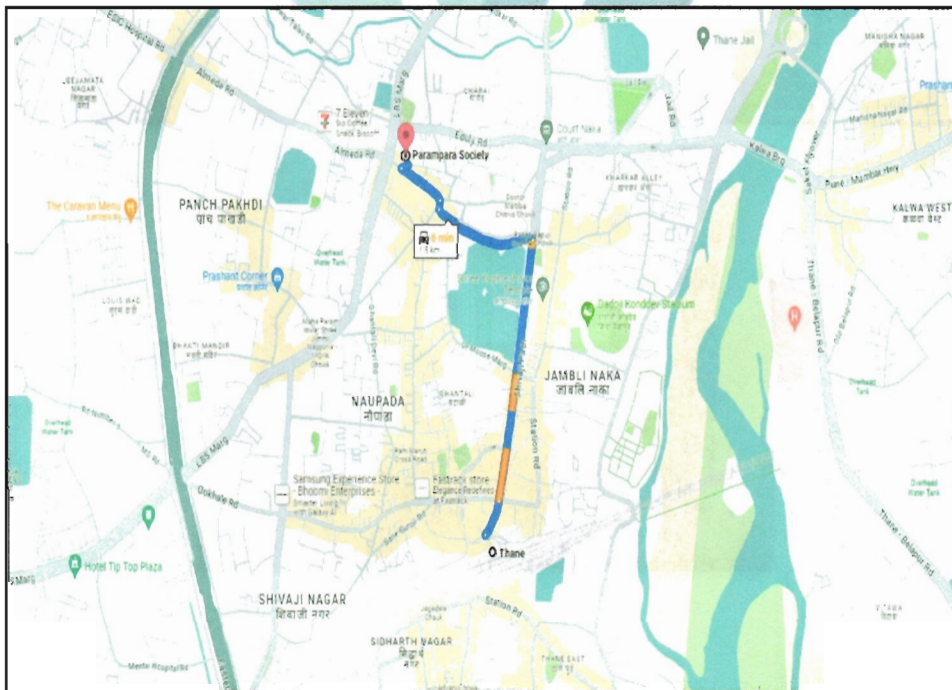




## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°11'49.0"N 72°58'19.8"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.5 Km.).



## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूदांक विभाग महाराष्ट्र शासन	
<b>Valuation For Urban Area</b>			
*** Welcome to Valuation of Properties in Maharashtra ***			
<b>Location Details</b>			
Select Type	<input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input type="radio"/> Other		Division Name: <span style="border: 1px solid black; padding: 2px;">Kokan</span> <a href="#">Help on Division</a>
District Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span> Village/Zone Name: <span style="border: 1px solid black; padding: 2px;">महाब नगर / पंचमहाडी</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">घर</span>	SubZone Name	<span style="border: 1px solid black; padding: 2px;">8/19/E-5(क) वरील अ.व.क</span>
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Thane Municipal Corps</span>		
	Open Land	Residence	Office    Shop    Industry    Unit
	62900	133300	153300    225100    153300    Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	133300			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,33,300.00</b>	<b>Sq. Mtr.</b>	<b>12,384.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	62900			
The difference between land rate and building rate(A-B=C)	70,400.00			
Percentage after Depreciation as per table(D)	22%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,17,812.00</b>	<b>Sq. Mtr.</b>	<b>10,945.00</b>	<b>Sq. Ft.</b>

### 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



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## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	167.00	200.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹17,964.00	₹15,000.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

**1 RK Flat in Mangalmu For Sale In Thane West**  
Panch Pakhdi, near Prashant Corner

₹ 30 Lacs  
Negotiable

₹ 17,194/Month  
Estimated EMI

200  
Sq.Ft

Need Home Loan?

Apply Loan

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

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike**  
Parking

**Jul 19, 2024**  
Posted On

**Immediately**  
Possession

**Mangalmu**  
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 NBEstimate Check Now

Nearby: New India Co-Operative Bank Limited Vasant Vihar   Mulund East Railway Station Bus Stop

Mango Hotels - Airoli, Navi Mumbai   Jupiter Hospital Thane   MovieMax - Wonder Mall

**Overview**

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	200 Sq.Ft	Furnishing Status	Semi <span style="background-color: #28a745; color: white; padding: 2px 5px;">Furnish Now</span>
Facing	South	Floor	1/4
Parking	Bike	Gated Security	Yes

**Activity On This Property**

🔍 35  
Unique Views
❤️ 1  
Shortlists
📞 0  
Contacted

Powered By: NBEstimate

**Similar Properties**

**1 RK Flat in Shri Mangal...**  
Panch Pakhdi, near Prashant Cor...  
Within 5 km

Price   Builtup Area



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Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	480.00	576.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,625.00	₹17,188.00	-

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **FREE** 🌐

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Panch Pakhadi > 1 BHK Flats in Panch Pakhadi

Posted on Jul 12, 2024 | Ready to move

**₹99 Lac** @ 20,625 per sq.ft. **1BHK 1Bath** [Contact Dealer FREE](#)

Estimated EMI ₹79,072 Flat/Apartment for Sale [Shortlist](#)

n Gharkul, Panch Pakhadi, Thane West

**RERA STATUS** NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

**Overview** Dealer Details Price Trends Registry Record Explore Locality Recomm. >

**Property (6)**

- Area**: Super Built up area 850 sq.ft. (78.97 sq.m.)  
Built Up area: 650 sq.ft. (60.39 sq.m.)  
Carpet area: 480 sq.ft. (44.59 sq.m.)
- Configuration**: 1 Bedroom, 1 Bathroom, No Balcony with Pooja Room
- Price**: ₹99 Lac\* Govt Charges & Tax @ 20,625 per sq.ft. (Negotiable) [View Price Details](#)
- Address**: Gharkul, Panch Pakhadi, Thane West
- Floor Number**: 4<sup>th</sup> of 10 Floors
- Facing**: East
- Overlooking**: Main Road
- Property Age**: 1 to 5 Year Old

**Places nearby** 402, Panch Pakhadi, Thane West [View All \(50\)](#)

- Dr. Sapatnekar Hospital I.C.C.U and Polyclinic
- Shweta Nursing Home
- Vartak Nursing Home
- Bodas Surgical and Matern

Send Feedback



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	300.00	360.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹13,333.00	₹11,111.00	-

13122335 20-07-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र. 2</b>	दुय्यम निबंधक सह दु.नि.ठाणे 5 वन क्रमांक 13122/2024 नोंदणी Regn 63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1) विक्रीद्वारा प्रकार	करारनामा	
(2) मीटरदरता	4000000	
(3) शासकभाण्ड/भांडेपट्ट्याचा शब्दलिपपट्टाकार अकारणी	3405210	
(4) भू मापन पोर्टेल्सो व घरकमांक(असल्यास)	1) पालिकेचे नाव ठाणे म.न.पा.इतर वर्णन: , इतर माहिती: सदनिका क्र.ए-12(जुना सदनिका नं. ए-3)3 रत्ना मजला,साधना को. ऑ. ही. सी. लि. मौजे पांचपाखाडी रोड नं. 22,किसन नगर नं.3,वागळे इस्टेट,ठाणे(प.)सदनिकेचे क्षेत्रफळ 360 चौ. फु. दिले-अप(Survey No. 443 Hissa No. 1(part)) ( Survey Number : Survey No. 443 Hissa No. 1(part) ; )	
(5) क्षेत्रफळ	360 चौ फूट	
(6) अकारणी किंवा चुकी देण्यात आलेले त्रुटी		
(7) दस्तऐवज कायम देणाने पा.वि.पुन.ईडना.पा.पंचपाखाडी नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देस असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव -राजन विठ्ठल भोस्ले वय-57 पत्ता-पॉस्ट नं. - माळा नं. - इमारतीचे नाव - ब्रॉक नं. - रोड नं. सदनिका नं.ए-12 (जुना सदनिका नं. ए-3) 3 रत्ना मजला, साधना को. ऑ. ही. सी. लि. रोड नं. 22, किसन नगर नं.3, वागळे इस्टेट, ठाणे (प.) , महाराष्ट्र, ठाणे. पिन कोड-400604 पिन नं. -AAQPB6105P	
(8) दस्तऐवज कायम देणाने पा.वि.पुन.ईडना.पा.पंचपाखाडी नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देस असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव -गणेश महाडी विठ्ठल वय-36 पत्ता-पॉस्ट नं. - माळा नं. - इमारतीचे नाव - ब्रॉक नं. - रोड नं. सदनिका नं.सी-12, साधना को. ऑ. ही. सी. लि. रोड नं. 22, किसन नगर नं.3, वागळे इस्टेट, ठाणे (प.) , महाराष्ट्र, ठाणे. पिन कोड-400604 पिन नं. -BOCPS2155F 2) नाव -धनंजय गणेश विठ्ठल वय-33 पत्ता-पॉस्ट नं. - माळा नं. - इमारतीचे नाव - ब्रॉक नं. - रोड नं. सदनिका नं.सी-12, साधना को. ऑ. ही. सी. लि. रोड नं. 22, किसन नगर नं.3, वागळे इस्टेट, ठाणे (प.) , महाराष्ट्र, ठाणे. पिन कोड-400604 पिन नं. -NZJPS7401E	
(9) दस्तऐवज कायम देण्याचा दिनांक	16/07/2024	
(10) ट्रस्ट नोंदणी केल्याचा दिनांक	16/07/2024	
(11) अनुक्रमीक खोद व पृष्ठ	13122/2024	
(12) शासकभाण्डासमोरी मुदतीक मुल्य	280000	
(13) शासकभाण्डासमोरी नोंदणी मुल्य	30000	
(14) मीटर		
मुद्रकनामासाठी विचारात घेतलेले तथ्यसंग्रह .		
मुद्रक मुल्य अकारणातून मिळविलेला अनुबंध .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	341.00	409.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,129.00	₹13,441.00	-

611273

26-01-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 6112/2022

नोंदणी :

Regn 63m

## गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	4872881.475
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: श्री दत्ता, ब्लॉक नं: पांचपाखाडी, रोड : ठाणे प, इतर माहिती: सदनिकेचे क्षेत्रफळ 31.65 चौ मी कारपेट( ( C.T.S. Number : 41A, 41B, 41C, Tika No. 12 ; ) )
(5) क्षेत्रफळ	31.65 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:-दियाली दिलीप पुरोहित . वय-71 पत्ता:-प्लॉट नं. हाउस नं 63, माळा नं. - , इमारतीचे नाव: पुरोहित हाउस , ब्लॉक नं. गोविंद बचाजी रोड चरई , रोड नं. दगडी स्कूल जवळ, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-CSIPP5009C 2): नाव:-अश्विनी निलेश दांडेकर . वय-42 पत्ता:-प्लॉट नं: बी /607, माळा नं. - , इमारतीचे नाव: सूर्यदर्शन टॉवर , ब्लॉक नं: नितीन कंपनी सिप्रल जवळ, रोड नं: वेती वाडी ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AIYPD0838P 3): नाव:-मनिषा संदीप भिसे . वय-38 पत्ता:-प्लॉट नं 105/ पहिला मजला, माळा नं. - , इमारतीचे नाव: रतनबाई कंपाऊंड ब्लॉक नं: काजल अपार्टमेंट, शिवाजी नगर ठाणे प, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AWEPB6730A 4): नाव:-देशाली हर्शल तांबट . वय-41 पत्ता:-प्लॉट नं 205, माळा नं. - , इमारतीचे नाव: निळकंठ टॉवर को ऑप ही सो , ब्लॉक नं: कार्णिक रोड, शंकर मंदिर कल्याण ठाणे , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AFHPT9200K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेंद्र शांताराम सादत . वय-48, पत्ता:-प्लॉट नं. रूम नं 1, माळा नं. , इमारतीचे नाव: सहकार कुटीर चाळ, ब्लॉक नं: केळकर वाडी घातला, रोड नं: वेंदुर मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-ANPPS1069K 2): नाव:-मानसी जयेंद्र सादत . वय-44, पत्ता:-प्लॉट नं. रूम नं 1, माळा नं. - , इमारतीचे नाव: सहकार कुटीर चाळ, ब्लॉक नं: केळकर वाडी घातला, रोड नं: वेंदुर मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-CZQPS8286K
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	02/05/2022
(11) अनुक्रमांक खंड व पृष्ठ	6112/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	385000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd August 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 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.



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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 **₹ 45,12,750.00 (Rupees Forty Five Lakhs Twelve Thousands Seven Hundred And Fifty Only).**

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

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I)  
Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org,  
c=IN  
Date: 2024.08.23 16:24:07 +05'30'

**Director**

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

