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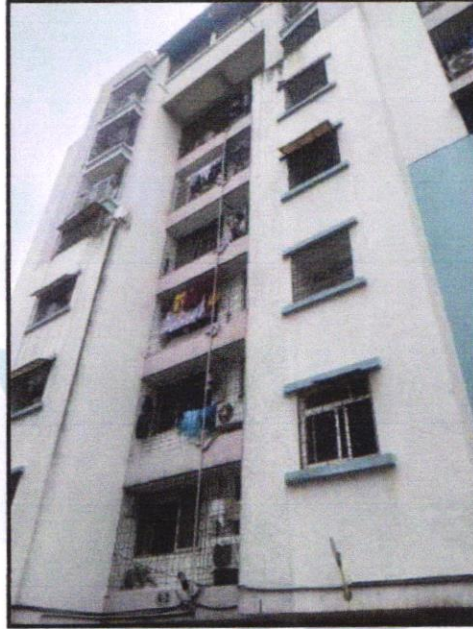
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U7420MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam**

Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "**Charms Residency**", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°14'36.1"N 72°58'54.0"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610



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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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
🌐 www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmnd Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam.**

Boundaries of the property

North : Internal Road / Lodha Supremus Building
South : Brahmnd Phase 3 CHS
East : Open Space
West : Open Space

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 **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty Eight 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.19 15:44:35 +05'30'

Arinal

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

Encl.: Valuation report



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Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmnd Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 19.08.2024 for Housing Loan Purpose.
1	Date of inspection	17.08.2024
3	Name of the owner / owners	Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 302, 3 rd Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmnd Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India. Contact Person : Mrs. Jasvender kaur Avtar Singh Padam (Owner) Contact No. 8898983934
6	Location, Street, ward no	Village - Kolshet, District - Thane
7	Survey / Plot No. of land	Village - Kolshet New Survey No - 284/4
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. = 627.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 622.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 746.40 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kolshet, Taluka - Thane, District - Thane, Pin - PIN Code - 400 607
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. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam
	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. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	19,000.00 (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		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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2008 (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, Ghodbandar Road Branch to assess Fair Market Value as on 19.08.2024 for Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.5102 /2005 Dated 28.06.2005 between M/S. Charms Developers (The Developers) And Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam(The purchaser).
2)	Copy of Deed of Correction / Rectification Document No.6498 / 2005 Dated 15.09.2005.
3)	Copy of Amended Commencement Certificate V.P. No. .2003 / 66 / TMC / TDD / 3155 Dated 19.10.2004 issued by Thane Municipal Corporation.
4)	Copy of Occupancy Certificate V.P. No. .2003 / 66 / TMC / TDD / 246 Dated 17.07.2008 issued by Thane Municipal Corporation.
5)	Copy of Share Certificate No.041 Dated 01.02.2008 issued by Charms Residency Co-Op. Hsg. Soc. Ltd..

Location

The said building is located at Village - Kolshet, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 8.2 Km from Thane Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 7 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 Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 19th August 2024

The Carpet Area of the Residential Flat	:	622.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	746.40 Sq. Ft. X ₹ 2,800.00 = ₹ 20,89,920.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 5,01,312.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 94,600/- per Sq. M. i.e. ₹ 8,789/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 82,424/- per Sq. M. i.e. ₹ 7,657/- per Sq. Ft.
Value of property as on 19th August 2024	:	622.00 Sq. Ft. X ₹ 14,700 = ₹91,43,400.00

(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 August 2024	:	₹ 91,43,400.00 - ₹ 5,01,312.00 = ₹ 86,42,088.00
Total Value of the property	:	₹ ₹ 86,42,088.00
The realizable value of the property	:	₹77,77,879.00
Distress value of the property	:	₹69,13,670.00
Insurable value of the property (746.40 X 2,800.00)	:	₹20,89,920.00
Guideline value of the property (746.40 X 7657.00)	:	₹57,15,185.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty Eight Only)** as on 19th 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 **19th August 2024** is **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty Eight 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



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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	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 2008 (As per occupancy certificate)				
4	Estimated future life	: 44 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 flush door, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

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



Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°14'36.1"N 72°58'54.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 8.2 Km).




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (वाजारमूल्य 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
10.40-2ब) कोलशेत ठाणे रोडच्या दोन्ही बाजू लागतचे सर्व क्रमांक सिटीएस मीजे कोलशेत (शीट क्र. 1,2,3,4,5,6,7,7अ,8,9,10,11)	20000	92300	95600	115300	95600	चौ. मीटर सि.टी.एस. नंबर
10.41-2ड) कोलशेत गावातील वरील "अ" व "ब" व्यक्तिरीक्त उर्वरीत विकसित भाग	18500	94600	100500	118300	100500	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94600			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	94,600.00	Sq. Mtr.	8,789.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18500			
The difference between land rate and building rate(A-B=C)	76,100.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	82,424.00	Sq. Mtr.	7,657.00	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:



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	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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	440.00	528.00	633.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹15,909.00	₹13,258.00	₹11,048.00

99acres

Post property

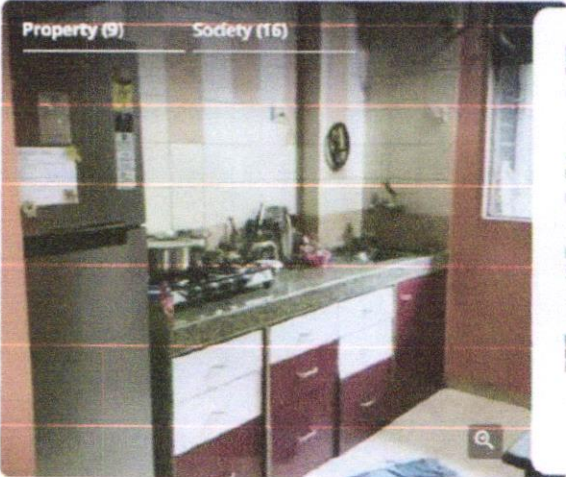
₹ 70 Lac @ 15,909 per sq.ft. **1BHK 1Bath**

Estimated EMR ₹ 55,909 Flat/Apartment for Sale

in Charms Residency, Brahmand, Thane West

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

[Overview](#)
[Society](#)
[Dealer Details](#)
[Price Trends](#)
[Registry Record](#)
[Society Reviews](#)



Area

Carpet area: 440 sq.ft.

Price

₹ 70 Lac + Govt Charges & Tax

@ 15,909 per sq.ft. [View Price Details](#)

Floor Number

1st of 8 Floors

Overlooking

Park/Garden

Configuration

1 Bedroom, 1 Bathroom, No Balcony with Others

Address

Charms Residency
Brahmand, Thane West

Facing

East

Property Age

10+ Year Old

Places nearby
Brahmand, Thane West

[Dhanlaxmi Shopping](#)
[ganesh temple](#)
[Ganesh Mandir](#)
[icici ATM](#)
[Cisbank ATM](#)
[Standard chartered bank AT](#)

Why you should consider this property?

Key Highlights
of the property

- ✓ East Facing
- ✓ Orchid international school Nearby
- ✓ Manpada metro station Nearby
- ✓ Matro hospital Nearby

[View 10 More](#)



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Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,083.33	1,300.00	1,560.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	₹8,333.00

The screenshot shows a property listing on the Nobroker website. The main title is "2 BHK Flat in New Nandanvan Chs Brahmmand F...". The price is listed as ₹ 1.3 Crores, with a monthly rent of ₹ 74,508 and 1,300 Sq. Ft. The listing includes several photos of the apartment's exterior and interior. Key features listed include 2 bedrooms, 2 bathrooms, 1 balcony, and parking for a bike and car. The listing is dated Feb 23, 2024, and is marked as "Immediately" available. The location is "New Nandanvan Chs, Apartment". The listing is listed by a broker and is currently "Sold Out". The listing also includes a "Get Owner Details" button and a "Report what was not correct in this property" option. The listing is also featured in a "Price trends by NBEstimate" section.

Overview

- Age of building: >10 years
- Maintenance Charges: ₹3.1 Per Sq. Ft./M
- Builtup Area: 1,300 Sq. Ft.
- Furnishing Status: Fully Furnished
- Floor: 7/7
- Gate Security: Yes
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: 1,300 Sq. Ft.
- Facing: East
- Parking: Bike And Car

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	496.00	595.20	714.24
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹13,851.00	₹11,542.00	₹9,619.00

2719374

06-02-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्ता क्रमांक : 27193/2023

नोंदणी :

Regn:83m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	अग्रीमेंट टू सेल
(2) मोबदला	6870000
(3) बाजारभावा/भावेपट्ट्याचा/बाबतिलपट्ट्याकार आकाराची टोला की पट्टेदार व नमुद करावे)	5232799
(4) भू मापन फोटोहिस्सा व परतक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: फ्लॉट नं 004 ग्राउंड फ्लोअर विलिंग नं ए 2 चार्म्स रेसिडेन्सी चार्म्स रेसिडेन्सी की ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड सर्वे नं 284 हिस्सा नं 4 ब्रम्हांड फेज 3 जवळ आझादनगर व्हिलेज कोलशेत तालुका जिल्हा ठाणे 496 स्क् फु कारपेट (Survey Number : 284 HISSA NO. 4 ;)
(5) क्षेत्रफळ	496 चौ.फूट
(6) आकारणी किंवा जुळी ठेवण्यात असेल तेव्हा	
(7) टर्मरिव्हज करून देणा-या/लिहून ठेवणा-या पद्धतगरी नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अटोरा असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -राजार - सलियन बघ-47 पत्ता- फ्लॉट नं. सी 2 202, माळा नं. , इमारतीचे नाव: ऑर्सी टॉवर ऑ-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं. खेरहा सरकल मानपाडा, रोड नं. ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड -400607 पॅन नं.-AWBPS9519D
(8) टर्मरिव्हज करून घेणा-या पद्धतगरी व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अटोरा असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -सह्यद्र ज्योतीबा काळे बघ-62; पत्ता- फ्लॉट नं. इ 502/इ-10, माळा नं: पाचवा फ्लोअर, इमारतीचे नाव: फेज 3 ब्रम्हांड, ब्लॉक नं. आझादनगर, रोड नं. ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड -400607 पॅन नं.-AGTPKS44U
(9) टर्मरिव्हज करून टिप्याचा टिमांक	06/11/2023
(10)दस्त नोंदणी केव्हाचा टिमांक	06/11/2023
(11)अनुक्रमांक खत व पृष्ठ	27193/2023
(12)बाजारभावप्रमाणे मुद्राक शुल्क	480900
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)नोंद	
मुद्राकनामासाठी विद्यारत घेतलेला तपशील :-	
मुद्राक शुल्क आकारताना निवडलेला अनुकोट :-	(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	454.00	544.80	653.76
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,665.00	₹10,554.00	₹8,795.00

2195974

31-05-2024

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

सूची क्र.2

दुयम विभाग सह पु.नि.ठाणे 2

दस्ता क्रमांक : 21959/2022

मोड्युल :

Regn:83m

गावाचे नाव : कोतशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोड्युल	5750000
(3) बाजारभावा/भाडेपट्ट्याचा बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	4789598
(4) भू-मापन प्रतिवेदन व धरकमांक (असल्यास)	1) पोलिकेचे नाव ठाणे म.न.पा इतर वर्जन . इतर माहिती: सदनिका क्र. 404 चौथा मजला, विलींग नं. ए-1, चार्ल्स रेसिडेन्सी को-ऑप.ही.सो.लि., ब्रम्हॉड, आझादनगर, ऑफ. घोडबंदर रोड, ठाणे प. - 400607, सदनिकेचे क्षेत्रफळ 454 चौ. फुट कारपेट, झोन क्र. 10/41-2उ ((Survey Number : 284 HISSA NUMBER : 4 ;))
(5) क्षेत्रफळ	454 चौ फुट
(6) आकारणी किंवा चुकी टप्प्यात असेल तेव्हा	
(7) दस्तावेज करत देणा-या/सिद्ध ठेवणा-या पक्षकारांचे नाव किंवा टिपणी न्यायालयाचा हजूमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	1) नाव- जगदीश विरजधिया कालुगुडी . वय-47 पत्ता- प्लॉट नं फ्लॉट नं 404, माळा नं चौथा मजला, विलींग नं ए-1, दुय्यरीचे नाव- चार्ल्स रेसिडेन्सी को-ऑप.ही.सो.लि. ब्लॉक नं ब्रम्हॉड, आझादनगर, रोड नं: ऑफ. घोडबंदर रोड ठाणे प., महाराष्ट्र, ठाणे. पिन कोड-400607 पॅन नं-AMHPK2049G
(8) दस्तावेज करत देणा-या पक्षकारांचे व किंवा टिपणी न्यायालयाचा हजूमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	1) नाव- सुनील पोपतराव कदम . वय-33, पत्ता- प्लॉट नं फ्लॉट नं 50, माळा नं. दुय्यरीचे नाव विलींग नं सी/8 सिंधुदूर्ग, ब्लॉक नं. गणेश मंदिर जवळ, सह्याद्री नगर, चारकोप, रोड नं. काटिबली प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400067 पॅन नं-AYCPK4418J
(9) दस्तावेज करत देणा-या दिनांक	03/10/2022
(10) दस्तावेज करत देणा-या दिनांक	03/10/2022
(11) अनुक्रमिक, खंड व पुढे	21959/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	402500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) नोंदणी शुल्काकनासाठी विद्यमान घेतलेला तयारीत :-	
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 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 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.



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 **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty Eight Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

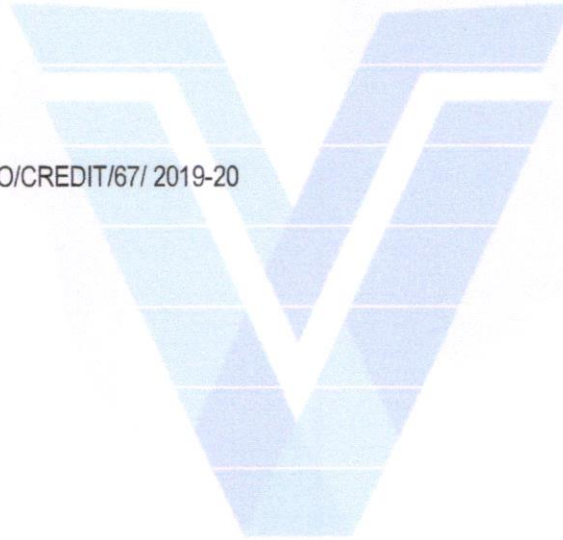
Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.19 15:44:49 +05'30'

Manoj

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



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