

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Harish M. Salian**

Residential Flat No. 3, Ground Floor, "Sri Vijay Co-Op. Hsg. Soc. Ltd. ", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°18'9.5"N 72°51'56.5"E

### Intended User:

**Cosmos Bank**

**DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),  
Mumbai - 400 068

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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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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/09/2024/011181/2308216

18/10-222-PRRJ

Date: 18.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3, Ground Floor, "Sri Vijay Co-Op. Hsg. Soc. Ltd. ", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane , PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Harish M. Salian** .

Boundaries	:	Building	Flat
North	:	Ramrudra Building	Marginal Space
South	:	Internal Road	Flat No. 4
East	:	Open Plot	Marginal Space
West	:	New Ram Shraddha Apartment	Staircase

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 **₹ 48,51,000.00 (Rupees Forty Eight Lakhs Fifty One Thousands 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: 2024.09.18 16:43:40 +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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- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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| Aurangabad | Pune   | Indore    | Jaipur    |

#### Regd. Office

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

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Residential Flat No. 3, Ground Floor, "**Sri Vijay Co-Op. Hsg. Soc. Ltd.**", Village - Navghar, Mira Road (East), Taluka - Thane,  
District - Thane, PIN - 401 107, 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 Fair Market Value as on 18.09.2024 for Housing Loan Purpose.
1	Date of inspection	12.09.2024
3	Name of the owner / owners	<b>Mr. Harish M. Salian</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. 3, Ground Floor, " <b>Sri Vijay Co-Op. Hsg. Soc. Ltd.</b> ", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Harish M. Salian (Owner) Contact No. 9820095368
6	Location, Street, ward no	Village - Navghar, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Navghar Old Survey No - 221, New Survey No. 195, Hissa No. 14
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. = 376.23 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 396.00 (Area As Per Agreement For Sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, Mira Road (East) Taluka - Thane, District - Thane, Pin - PIN - 401 107
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?	Owner Occupied - Mr. Harish M. Salian
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Harish M. Salian
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,700.00 (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 up on, 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 – 2004 (As per site information)
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, DAHISAR (EAST) Glorias BRANCH Branch to assess Fair Market Value as on 18.09.2024 for Residential Flat No. 3, Ground Floor, "Sri Vijay Co-Op. Hsg. Soc. Ltd. ", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane , PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Harish M. Salian**.

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

1)	Copy of Agreement For Sale No.51 / 2004 Dated 05.01.2004 between M/s. Sri Balaji Construction Co.(The Builder) And Mr. Harish M. Salian (The Purchaser).
2)	Copy of Commencement Certificate No.MB / MNP / NR / 1605 / 10724 / 2002 - 03 Dated 28.01.2003 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Society Share Certificate No.003 And Mr. Harish M. Salian (The Purchaser) issued by Sri Vijay Co-Op. Hsg. Soc. Ltd.

### Location

The said building is located at Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane , PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 3.6 Km. from 3.6 Km. Railway Station.

### Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

### Valuation as on 18th September 2024

The Built Up Area of the Residential Flat	:	396.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2004 (As per site information)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	20 Years
Cost of Construction	:	396.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,90,000.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$	:	30.00%
Amount of depreciation	:	₹ 2,97,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 84,200/- per Sq. M. i.e. ₹ 7,822/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 72,744/- per Sq. M. i.e. ₹ 6,758/- per Sq. Ft.
Value of property as on 18th September 2024	:	396.00 Sq. Ft. X ₹ 13,000 = ₹51,48,000.00

(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)

<b>Fair value of the property as on 18th September 2024</b>	:	<b>₹ 51,48,000.00 - ₹ 2,97,000.00 = ₹ 48,51,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 48,51,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 43,65,900.00</b>
<b>Distress value of the property</b>	:	<b>₹ 38,80,800.00</b>
<b>Insurable value of the property (396.00 X 2,500.00)</b>	:	<b>₹ 9,90,000.00</b>
<b>Guideline value of the property (396.00 X 6758.00)</b>	:	<b>₹ 26,76,168.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 3, Ground Floor, "Sri Vijay Co-Op. Hsg. Soc. Ltd. ", Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane , PIN - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 48,51,000.00 (Rupees Forty Eight Lakhs Fifty One Thousands Only)** as on 18th September 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 **18th September 2024** is **₹ 48,51,000.00 (Rupees Forty Eight Lakhs Fifty One Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

## PART III- VALUATION



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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

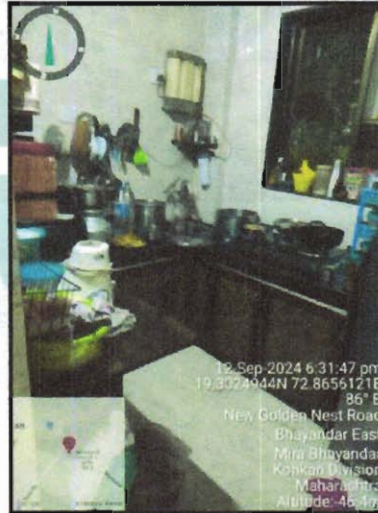
Technical details		Main Building										
1	No. of floors and height of each floor	: Ground + 4 Upper Floors										
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor										
3	Year of construction	: 2004 (As per site information)										
4	Estimated future life	: 40 Years Subject to proper, preventive periodic maintenance & structural repairs										
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure										
6	Type of foundations	: R.C.C. Foundation										
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.										
8	Partitions	: 6" Thk. Brick Masonery.										
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, .										
10	Flooring	: Ceramic 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. Casing Capping Electrical wiring						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/ Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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										



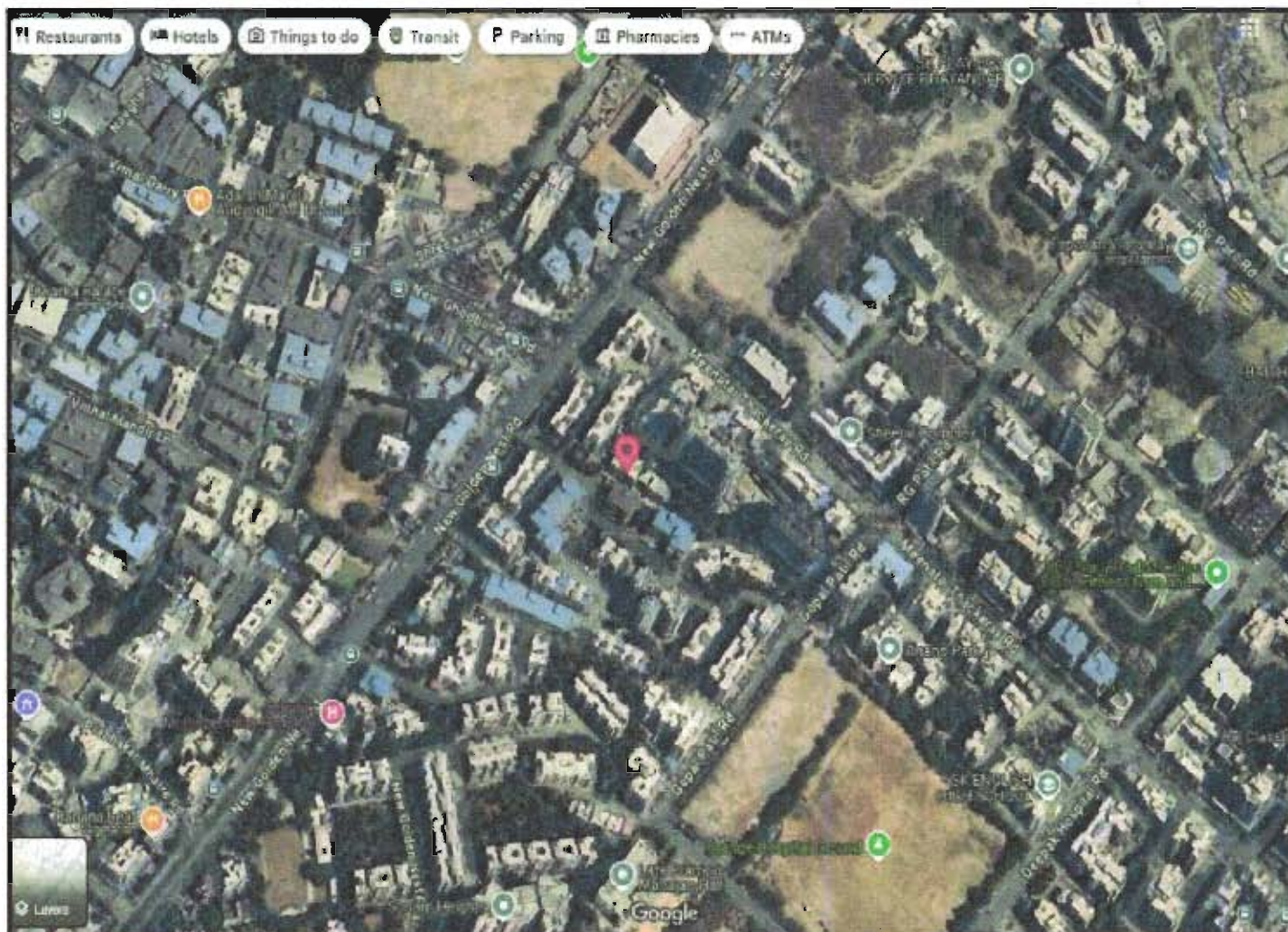
Technical details		Main Building	
17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	:	Not Provided
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	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



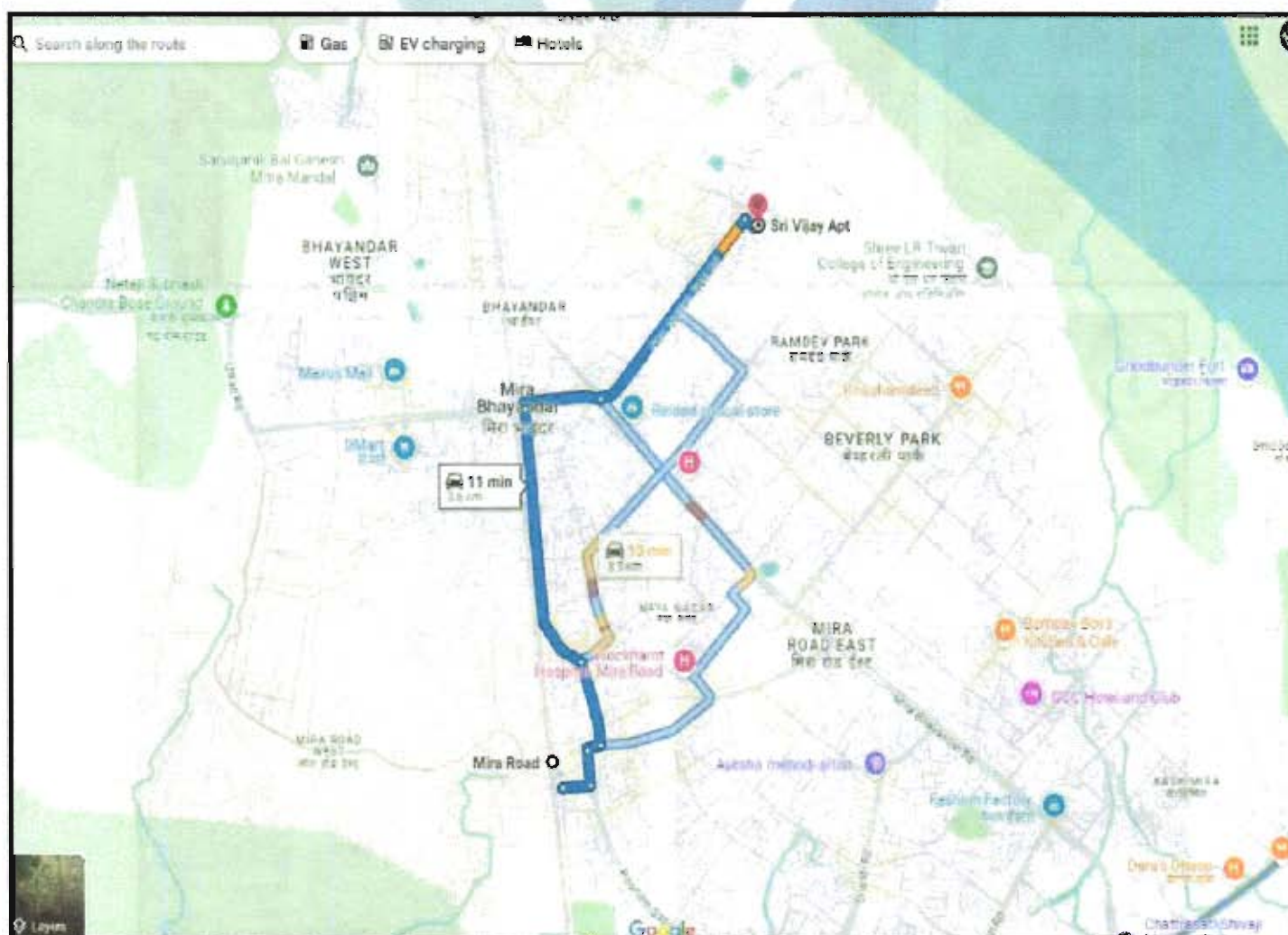
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°18'9.5"N 72°51'56.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (3.6 Km. - 3.6 Km. ).



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## Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Other
4527	24.3	637.0	732.70	500.2	20.00

Stamp Duty Ready Reckoner Market Value Rate for Flat	84200			
No Increase on Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	84,200.00	Sq. Mtr.	7,822.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26920			
The difference between land rate and building rate(A-B=C)	57,280.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	72,744.00	Sq. Mtr.	6,758.00	Sq. Ft.

### **Building not having lift**

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

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

### **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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	585.00	702.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹20,513.00	₹17,094.00	-

**NOBROKER**

**2 BHK Flat In Sairam Tower For Sale In B...** ₹1.2 Crores ₹68,777/Month 910 Sq.Ft

Indralok Phase 4, Bhayandar East, Mira Bhayandar, M. Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar east / 2bhk Flat for Sale in Bhayandar east / Property

**2 Bedroom** Jul 21, 2024

**2 Bathroom** Immediately

**3** Sairam Tower

**Car** Full

**Overview**

Age of Building: >10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹2.6 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 910 Sq.Ft	Carpet Area: 585 Sq.Ft
Furnishing Status: Fully Furnished	Facing: North-West

**Activity On This Property**

13 Unique Views | 0 Shortlists | 0 Contacts

**Similar Properties**

There are no Similar Properties



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### Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	354.00	425.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹33,898.00	₹28,235.00	-

The screenshot shows a real estate listing on the 99acres website. The listing is for a 1BHK 1Bath apartment in Mira Bhayandar, Mira Bhayandar East. The price is ₹56 Lac, with an estimated EMI of ₹44,727 per month. The built-up area is 425 sq ft. The listing includes details such as carpet area (354 sq ft), 1 bedroom, 1 bathroom, and 1 balcony. It also mentions the location is near Mira Bhayandar East, Mira Bhayandar, and is close to Metro Station, Hospital, Market, and Railway Station. The property is 10+ years old and is semi-furnished. The listing is marked as 'HOT AVAILABLE' and has a 'Contact Owner' button.



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## Sale Instances

Property	Residential Flat <sup>1</sup>		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	414.00	496.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,618.00	₹10,515.00	-

15076393 27-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 10 दस्त क्रमांक : 15076/2024 नोंदणी : Regn 63m
<b>गावाचे नाव : नवघर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3536500	
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे नवघर,वॉर्ड क्र. डब्लु विभाग क्र.11/41,सदनिका क्र. 405,बी-विंग,राम प्रतीक्षा को.ऑप.हो.सो.ली.,न्यू गोल्डन नेस्ट रोड,इंद्रलोक फेज 1 आणि 2 जवळ,भाईदर पूर्व ठाणे., (क्षेत्रफळ 42.00 चौ मी.बिल्टअप)31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अनु.स.क्रं 12/व्य.क्रं/107/म-1(धोरण)नुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.( ( Survey Number : 196/8 & 9 ; ) )	
(5) क्षेत्रफळ	42.00 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:-शिल्पा जतीन सोनी - वय:-47 पत्ता:-प्लॉट नं. 405, बी-विंग, माळा नं. -, इमारतीचे नाव: राम प्रतीक्षा को.ऑप.हो.सो.ली., ब्लॉक नं:- न्यू गोल्डन नेस्ट रोड, इंद्रलोक फेज 1 आणि 2 जवळ., रोड नं: भाईदर पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं:- ANMPS7411C 2): नाव:-जतीन वीनूभाई सोनी - वय:-48 पत्ता:-प्लॉट नं. 405, बी-विंग, माळा नं. -, इमारतीचे नाव: राम प्रतीक्षा को.ऑप.हो.सो.ली., ब्लॉक नं:- न्यू गोल्डन नेस्ट रोड, इंद्रलोक फेज 1 आणि 2 जवळ., रोड नं: भाईदर पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं:- ANMPS7410D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कामिनी हितेश श्रीमाली - - वय:-40: पत्ता:-प्लॉट नं. बी-302, माळा नं. -, इमारतीचे नाव: भीमा को.ऑप.हो.सो.ली., ब्लॉक नं: शांतीवन, सोना सिनेमा समोर , रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400066 पॅन नं:-DMGPS0100C	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	20/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15076/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	536.00	643.20	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹12,433.00	₹10,361.00	-

1409376  
23-07-2024

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

### सूची क्र. 2

दुपयम निबंधक : सह दु.नि. ठाणे 4  
दस्ता क्रमांक : 14093/2024  
नॉदली  
Regn 63m

#### भावाचे नाव : नवधर

(1) विविधता प्रकार	करारनामा
(2) मालकना	6200000
(3) बाजारभावाभावेपरतयाच बांधकामावयतकरार अकारारी देतो की घट्टेवर ते नमुद करावो	4607845
(4) भू-मापन पोट्टीसा व पराक्रमीक (असल्याक)	1) पारिकिचे नाव,मिरा-भाईदर मनपाइतर परण : इतर माहिती : इतर माहिती, चाई क. डब्ल्यु विभाग क्र. 11/41 सदनिका क्र. 102, पहिला मजला, धावाजी हाईस क-ओप होसिंग सोसायटी लिमिटेड, नवधर विलेज इंडलोक फेज-2, गोखन नेस रोड, सुधरवाडी समीर, भाईदर (पूर्व), तातुका व जिल्हा-ठाणे-401105, क्षेत्रफळ कारायेट 49.75 चौ मीटर ( ( Survey Number : जुना सर्फे क्र 221 नविन सर्फे क्र 195 हिस्स क्र 7, ) )
(5) क्षेत्रफळ	49.75 चौ मीटर
(6) अकारारी विद्या बुडी देण्यात आलेस तेव्हा	
(7) दस्तावेज कानन देता-वा/निवून देता-वा पक्षकारचे नाव विद्या विद्यानी न्यायालयाचा हुकुमनामा विद्या अदिच असल्याक प्रतिकारिचे नाव व पता.	1) नाव -अदिच अकारारी कारायेट 49-75 पल्ल-पॉटे नं . मजला नं . इमारतीचे नाव सदनिका क्र 102 पहिला मजला, धावाजी हाईस क-ओप होसिंग सोसायटी लिमिटेड, नवधर विलेज इंडलोक फेज - 2, गोखन नेस रोड, सुधरवाडी समीर भाईदर (पूर्व), तातुका व जिल्हा-ठाणे, ब्रह्मनं . रोड नं . महाराष्ट्र, THANE विन कोड-401105 पिन नं .AJYP/244C 2) नाव -बदा अदिच कारायेट 49-75 पल्ल-पॉटे नं . मजला नं . इमारतीचे नाव सदनिका क्र 102 पहिला मजला, धावाजी हाईस क-ओप होसिंग सोसायटी लिमिटेड, नवधर विलेज इंडलोक फेज - 2, गोखन नेस रोड, सुधरवाडी समीर भाईदर (पूर्व), तातुका व जिल्हा-ठाणे, ब्रह्मनं . रोड नं . महाराष्ट्र, THANE विन कोड-401105 पिन नं .CCJPSA305M
(8) दस्तावेज कानन देता-वा पक्षकारचे व विद्या विद्यानी न्यायालयाचा हुकुमनामा विद्या अदिच असल्याक प्रतिकारिचे नाव व पता	1) नाव -राईड वलामुंदर साईत 50-59 पल्ल-पॉटे नं . मजला नं . इमारतीचे नाव पॉटे क्र G-2/102 विनायक ठाकुर कॉम्प्लेक्स नवधर पॉटेक रोड, विही नगर समीर भाईदर (पूर्व), ता आणि जिल्हा ठाणे, ब्रह्मनं . रोड नं . महाराष्ट्र, THANE विन कोड-401105 पिन नं -ECHPS875M 2) नाव -रीमा अर साईत 89-58 पल्ल-पॉटे नं . मजला नं . इमारतीचे नाव पॉटे क्र G-2/102 विनायक ठाकुर कॉम्प्लेक्स नवधर पॉटेक रोड, विही नगर समीर भाईदर (पूर्व), ता आणि जिल्हा ठाणे, ब्रह्मनं . रोड नं . महाराष्ट्र, THANE विन कोड-401105 पिन नं .BIMP57799X
(9) दस्तावेज कानन दिव्याक दिनांक	18/07/2024
(10) दस्ता नोंदणी केल्याक दिनांक	18/07/2024
(11) अनुक्रमीक क्र. व पृष्ठ	14093/2024
(12) बाजारभावाभावाची मूलाक मुलक	434000
(13) बाजारभावाभावाची नोंदणी मुलक	30000
(14) विद्या	
मुल्याकनामाची विद्यावत पत्रेकळ तयारीत	
मुलाक मुलक आकारनामा निवडलेला अनुसूचेद -	(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 **18th September 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.



Since 1969

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

An ISO 9001 : 2015 Certified Company



## **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 **₹ 48,51,000.00 (Rupees Forty Eight Lakhs Fifty One Thousands 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: 2024.09.18 16:43:58 +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

