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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. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel**

Residential Flat No. 603, 6<sup>th</sup> Floor, Building No A - 2, "**Neelkanth Valley**", Neelkanth Valley Co-op.  
Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane,  
Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°13'45.4"N 72°58'54.5"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

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#### Regd. Office

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, Building No A - 2, "Neelkanth Valley", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel.**

Boundaries	:	Building	Flat
North	:	Dhokali Road	Details not available
South	:	Building No. A3	Details not available
East	:	Open Space	Details not available
West	:	Dhokali Road	Details not available

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,54,50,875.00 (Rupees One Crore Fifty Four Lakhs Fifty Thousands Eight Hundred And Seventy Five Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Residential Flat No. 603, 6<sup>th</sup> Floor, Building No A - 2, "Neelkanth Valley", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, 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 26.09.2024 for Housing Loan Purpose.
1	Date of inspection	19.09.2024
3	Name of the owner / owners	<b>Mr. Hitesh Mahendra Patel &amp; Mrs. Shilpa Hitesh Patel</b>
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	<b>Address:</b> Residential Flat No. 603, 6 <sup>th</sup> Floor, Building No A - 2, "Neelkanth Valley", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Mahendra Patel (Owner's Father) Contact No. 9619923887
6	Location, Street, ward no	Kolshet Road Village - Dhokali, District - Thane
7	Survey / Plot No. of land	Village - Dhokali New Survey No - 9/6(P)Old Survey No - 9/1/2, 5/1
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. = 932.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 935.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1122.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Dhokali, 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.
	<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	33,500.00 (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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 26.09.2024 for Residential Flat No. 603, 6<sup>th</sup> Floor, Building No A - 2, "**Neelkanth Valley**", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel**.

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

1)	Copy of Agreement for sale No.25491/2024 Dated 24.09.2024 between Mr. Jomon Skaria & Mrs. Nisha Ani Jomon(The The Transferor) And Mr. Hitesh Mahendra Patel & Mrs. Shilpa Hitesh Patel(The transferee).
2)	Copy of Occupancy Certificate V.P. No. .2002 / 82 / TMC / TDD / 260 Dated 24.07.2009 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Dhokali, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 5.2 Km from Thane Railway Station.

### Building

The building under reference is having Stilt + 12 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. 6th Floor is having 5 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed Plumbing with Conduit & Concealed Electrical wiringetc.



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**Valuation as on 26th September 2024**

The Carpet Area of the Residential Flat	:	935.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	1122.00 Sq. Ft. X ₹ 2,500.00 = ₹ 28,05,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 6,31,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,27,365/- per Sq. M. i.e. ₹ 11,833/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,15,010/- per Sq. M. i.e. ₹ 10,685/- per Sq. Ft.
Value of property as on 26th September 2024	:	935.00 Sq. Ft. X ₹ 17,200 = ₹1,60,82,000.00

(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 26th September 2024</b>	<b>:</b>	<b>₹ 1,60,82,000.00 - ₹ 6,31,125.00 = ₹ 1,54,50,875.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ ₹ 1,54,50,875.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹1,39,05,788.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹1,23,60,700.00</b>
<b>Insurable value of the property (1122.00 X 2,500.00)</b>	<b>:</b>	<b>₹28,05,000.00</b>
<b>Guideline value of the property (1122.00 X 10685.00)</b>	<b>:</b>	<b>₹1,19,88,570.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6<sup>th</sup> Floor, Building No A - 2, "Neelkanth Valley", Neelkanth Valley Co-op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 1,54,50,875.00 (Rupees One Crore Fifty Four Lakhs Fifty Thousands Eight Hundred And Seventy Five Only)** as on 26th 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 **26th September 2024** is **₹ 1,54,50,875.00 (Rupees One Crore Fifty Four Lakhs Fifty Thousands Eight Hundred And Seventy Five 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



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about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.

3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

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



#### ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Stilt + 12 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor
3	Year of construction	:	2009 (As per occupancy certificate)
4	Estimated future life	:	45 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
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



Technical details		Main Building										
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 Conduit & Concealed 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										
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	: 2 Lifts										
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System										
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

## Actual Site Photographs



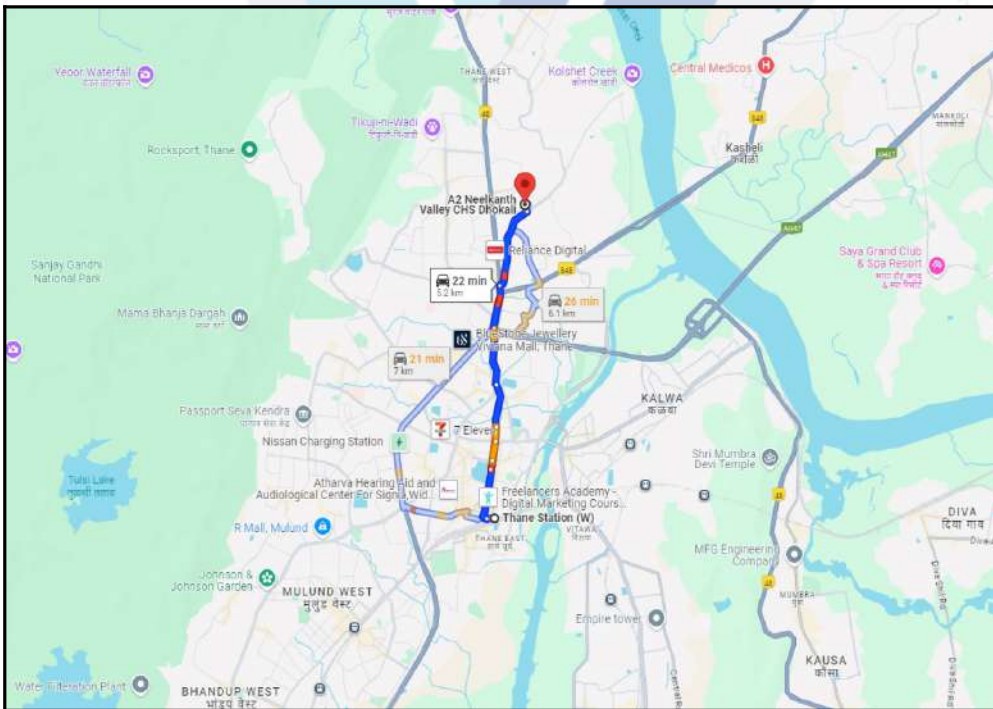
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°13'45.4"N 72°58'54.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.2 Km).



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## Ready Reckoner Rate


**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



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**Valuation For Urban Area**

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

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:

Attribute:  SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
45000	121300	139100	186300	139100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	121300			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	6065			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,27,365.00</b>	<b>Sq. Mtr.</b>	<b>11,833.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45000			
The difference between land rate and building rate(A-B=C)	82,365.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,15,010.00</b>	<b>Sq. Mtr.</b>	<b>10,685.00</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

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	955.00	1,146.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,895.00	₹16,579.00	-

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

**3 BHK Flat In Neelkant Valley For Sale In Thane West**

Kolshet Rd, Shree Swamikrupa Phase 2, Dokali Pada, Dhokali, Thane Wes...

₹ 1.9 Crores

Negotiable

₹ 1.09

Lacs/Month

Estimated EMI

1,310

Sq.Ft

Need Home Loan?

[Apply Loan](#)

**3 Bedroom**

No. of Bedroom

**Sep 14, 2024**

Posted On

**3 Bathroom**

No. of Bathroom

**Immediately**

Possession

**NA**

Balcony

**Neelkant Valley**

Apartment

**Bike and Car**

Parking

**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](#) [Garden Estate](#) [Jupiter Hospital Thane](#)

[MovieMax - Wonder Mall](#) [Hiranandani Joggers Park](#)

**Overview**

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.8 Per Sq.Ft/M	Flooring NA
Builtup Area 1,310 Sq.Ft	Carpet Area 955 Sq.Ft
Furnishing Status Fully Furnished	Facing North-East
Floor 4/8	Parking Bike And Car
Gated Security Yes	

**Activity On This Property**

22 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

**Similar Properties**

**3 BHK Flat In Everest W...**

EVEREST WORLD THYME, Dokali ...

Within 5 km

Price Builtup Area

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	967.00	1,160.40	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹19,545.00	₹16,287.00	-

The screenshot displays the Housing.com listing for 'Runwal Zenitht' in Thane West. Key details include:

- Project Name:** Runwal Zenitht (RERA)
- Developer:** RUNWAL GROUP
- Location:** Balkum Road, Thane West, Ghodbunder Road, Thane
- Price Range:** ₹1.89 Cr - 2.25 Cr
- EMI:** Starts at ₹18.49 K
- Avg. Price:** ₹19.54 K/sq.ft
- Area:** 967 - 1217 sq.ft. (Carpet Area)
- Configuration:** 3 BHK Apartment
- Possession:** Sep. 2028

The interface includes a search bar, navigation menu, and a gallery of project images and videos.

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	696.00	835.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,728.00	₹12,274.00	-

1648074

13-06-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 16480/2024

नोंदणी :

Regn.63m

गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10251000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7808169.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्रमांक 405, 4था मजला, बिल्डींग नं. ए/3, निळकंठ व्हॅल्यू को. ऑ. ही. सो. लि. काव्यधारा सोसायटी समोर, ढोकाळी ठाणे येथील सदनिकेचे क्षेत्रफळ 696 चौ. फुट कार्पेट म्हणजे 64.69 चौ. मी. कार्पेट सोबत स्टील्ट पार्किंग नं. ए-405 सहित ( Survey Number : सर्वे नं. 9 हिस्सा नं. 1/2, आणि 5/1 मौजे ढोकाळी, (जुना सर्वे नं. 135 हिस्सा नं. 1/2 आणि सर्वे नं. 135 हिस्सा नं. 5/1 मौजे बाळकूम) नवीन सर्वे नं. 9 हिस्सा नं. 6(पी) मौजे ढोकाळी (जुना सर्वे नं. 135 हिस्सा नं. 6(पी) मौजे बाळकूम) ; )
(5) क्षेत्रफळ	696 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असलेले तपसा.	
(7) दस्तऐवज करून देणा-या/ लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- माधुरी नंदकिशोर जांभळे - - वय:- 37 पत्ता:- प्लॉट नं: सदनिका क्रमांक 405, माळा नं: 4था मजला, बिल्डींग नं. ए/3, इमारतीचे नाव: निळकंठ व्हॅल्यू को. ऑ. ही. सो. लि., ब्लॉक नं: काव्यधारा सोसायटी समोर, रोड नं: ढोकाळी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- APFPJ2451L 2): नाव:- उषा सायमन राजमनी - - वय:- 45 पत्ता:- प्लॉट नं: रूम नं. 4, माळा नं: -, इमारतीचे नाव: गोदरेज स्टेशन कॉलनी, ब्लॉक नं: फिरोजशाह नगर, रोड नं: विक्रोळी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400079 पॅन नं:- BNCPR4857A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निमू शंकर पटेल - - वय:- 45; पत्ता:- प्लॉट नं: सदनिका क्रमांक ए/1, 1204, माळा नं: -, इमारतीचे नाव: निळकंठ व्हॅल्यू को. ऑ. ही. सो. लि., ब्लॉक नं: काव्यधारा सोसायटी समोर, रोड नं: कोलशेत रोड ढोकाळी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- AVTPP1991M 2): नाव:- आरुष शंकर पटेल - - वय:- 22; पत्ता:- प्लॉट नं: सदनिका क्रमांक ए/1, 1204, माळा नं: -, इमारतीचे नाव: निळकंठ व्हॅल्यू को. ऑ. ही. सो. लि., ब्लॉक नं: काव्यधारा सोसायटी समोर, रोड नं: कोलशेत रोड ढोकाळी ठाणे, महाराष्ट्र, THANE. पिन कोड:- 400607 पॅन नं:- FZOPP3483C
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16480/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	717600
(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>
Area	437.00	524.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,188.00	₹11,823.00	-



639174

26-01-2024

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

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 6391/2023

नोंदणी :

Regn:63m

**गावाचे नाव : ढोकाळी**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5910949
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे ढोकाळी,जिल्हा ठाणे येथील रूम नं. 406, चौथा मजला,बिल्डिंग नं. ए-1,निळकंठ को.ऑप.हौसिंग सोसायटी लि.,निळकंठ व्हॅली,कोलशेत रोड,ढोकाळी,ठाणे 400607,क्षेत्रफळ 437 चौ.फुट(कारपेट),सव्हे नं. 9 (Selected Exemption : - 5 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्क मध्ये 1% सवलत देण्यात आलेली आहे. ) ( Survey Number : 9, Hissa no 6 (p),1/2,5/1 ; )
(5) क्षेत्रफळ	437 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राहुल भालचंद्र मोर्डे - - वय:-37 पत्ता:-प्लॉट नं: रूम नं. 302, माळा नं: तिसरा मजला, इमारतीचे नाव: नारंदा बिल्डिंग, सिद्धेश्वर गार्डन,ढोकाळी, कोलशेत रोड, ठाणे, ब्रॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BAHPM3311A 2): नाव:-वीणा राहुल मोर्डे - - वय:-35 पत्ता:-प्लॉट नं: रूम नं. 302, माळा नं: तिसरा मजला, इमारतीचे नाव: नारंदा बिल्डिंग, सिद्धेश्वर गार्डन, ढोकाळी,ठाणे, ब्रॉक नं: -, रोड नं: कोलशेत रोड, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ANLPR5662D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लता उमेश प्रभू - - वय:-66; पत्ता:-प्लॉट नं: 1119/3, माळा नं: -, इमारतीचे नाव: प्रभूनिलायम हॉटेल आठवण हॉटेल मागे, ब्रॉक नं: विजय नगर, काळेवाडी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ABKPP6232G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6391/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(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.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,54,50,875.00 (Rupees One Crore Fifty Four Lakhs Fifty Thousands Eight Hundred And Seventy Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company

