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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Mukesh Kishor Wadke & Shri. Rakesh Kishor Wadke**

Commercial Shop No. 5, Ground Floor, "**Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.**", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India.

Latitude Longitude : 19°17'41.5"N 72°50'46.7"E

### Intended User:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| 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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 5, Ground Floor, "**Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.**", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India belongs to **Shri. Mukesh Kishor Wadke & Shri. Rakesh Kishor Wadke.**

Boundaries of the property

North	: Ranuja Ramdev
South	: 150 Feet Road
East	: Hastagiri Building
West	: Internal Road & Open Land

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 **₹ 1,14,62,992.00 (Rupees One Crore Fourteen Lakhs Sixty Two Thousands Nine Hundred And Ninety Two 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

### Our Pan India Presence at :

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

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Commercial Shop No. 5, Ground Floor, "Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, 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 27.09.2024 for Bank Loan Purpose.
1	Date of inspection	26.09.2024
3	Name of the owner / owners	<b>Shri. Mukesh Kishor Wadke &amp; Shri. Rakesh Kishor Wadke</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> Commercial Shop No. 5, Ground Floor, "Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India. <b>Contact Person :</b> Mr. Prathmesh Mangela (Employee of owner) Contact No. 9004425255
6	Location, Street, ward no	Raja Ramdev Park, Padmavati Nagar, 150 Feet Road Village - Bhayandar, District - Thane
7	Survey / Plot No. of land	Village - Bhayandar New Survey No - 252, Hissa No. 2 Old Survey No - 662
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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	<b>Carpet Area in Sq. Ft. = 305.86 (Area as per Site measurement) Built Up Area in Sq. Ft. = 472.00 (Area As Per Agreement For Sale Cum Transfer)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Bhayandar, Taluka - Thane, District - Thane, Pin - PIN - 401 101
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 - Shri. Mukesh Kishor Wadke
	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 MBMC norms Percentage actually utilized – Details not available

26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Mukesh Kishor Wadke
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	39,300.00 (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 Commercial 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 – 2007 (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> 1) As per site inspection, Commercial Shop Nos. 5 & 6 are internally amalgamated with common entrance to form a single shop. Two shops are internally amalgamated to form a single shop but can be demarcated individually. The composition of amalgamated shop is used as Optical Showroom with toilet block. There is a part mezzanine floor constructed with flywood, used as workshop area and cabin. 2) This valuation report pertaining to Shop No. 5 only.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch Branch to assess Fair Market Value as on 27.09.2024 for Commercial Shop No. 5, Ground Floor, "**Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.**", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India belongs to **Shri. Mukesh Kishor Wadke.**

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

1)	Copy of Agreement For Sale Cum Transfer Dated 23.06.2020 between Mr. Jimit K. Shah & Mr. Kumarpal C. Shah(The Transferor) And Shri Mukesh Kishor Wadke & Shri. Rakesh Kishor Wadke(The Transferee)Registration No. 3059/2020.
2)	Copy of Part Occupancy Certificate No.MNP/NR/3488/06-07 Dated 23.01.2007 issued by Mira Bhayander Municipal Corporation.

### Location

The said building is located at Village - Bhayandar, Taluka - Thane, District - Thane, PIN - 401 101. The property falls in Commercial Zone. It is at a traveling distance 2.8 km. from Bhayandar Railway Station.

### Building

The building under reference is having Ground + 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 Normal. The building is used for Commercial purpose. Ground Floor is having 10 Commercial Shop. The building is having 1 lift.

### Commercial Shop:



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The Commercial Shop under reference is situated on the Ground Floor As per site inspection, the composition of commercial shop is used as Optical showroom with toilet block. Shop Nos. 5 & 6 are internally an amalgamated to form a single shop with common entrance door. There is also part mezzanine area constructed with flywood and used as work shop and cabin. This Commercial Shop is Vitrified tiles flooring, Glass door with MS Rolling Shutter, N.A., Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 27th September 2024**

The Built Up Area of the Commercial Shop	:	472.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2007 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	472.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,21,600.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$	:	25.50%
Amount of depreciation	:	₹ 3,37,008.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,400/- per Sq. M. i.e. ₹ 10,071/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 93,780/- per Sq. M. i.e. ₹ 8,712/- per Sq. Ft.
Value of property as on 27th September 2024	:	472.00 Sq. Ft. X ₹ 25,000 = ₹ 1,18,00,000.00

(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 27th September 2024</b>	<b>:</b>	<b>₹ 1,18,00,000.00 - ₹ 3,37,008.00 = ₹ 1,14,62,992.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ ₹ 1,14,62,992.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,03,16,693.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 91,70,394.00</b>
<b>Insurable value of the property (472.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 13,21,600.00</b>
<b>Guideline value of the property (472.00 X 8712.00)</b>	<b>:</b>	<b>₹ 41,12,064.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 5, Ground Floor, "Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.", Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India for this particular purpose at **₹ 1,14,62,992.00 (Rupees One Crore Fourteen Lakhs Sixty Two Thousands Nine Hundred And Ninety Two Only)** as on 27th September 2024

### **NOTES**



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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 **27th September 2024** is **₹ 1,14,62,992.00 (Rupees One Crore Fourteen Lakhs Sixty Two Thousands Nine Hundred And Ninety Two 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

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

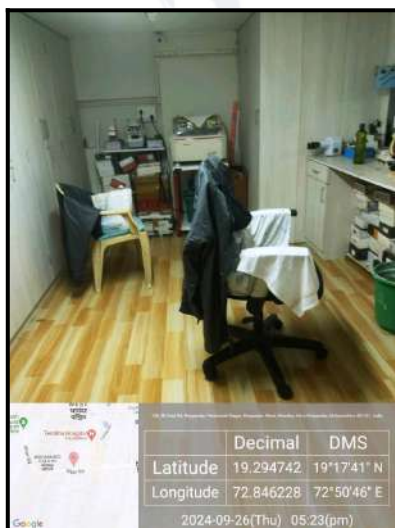
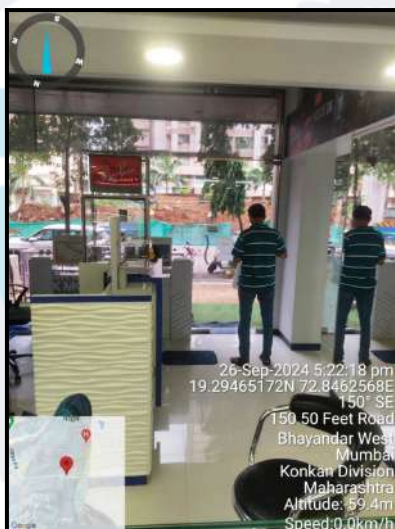
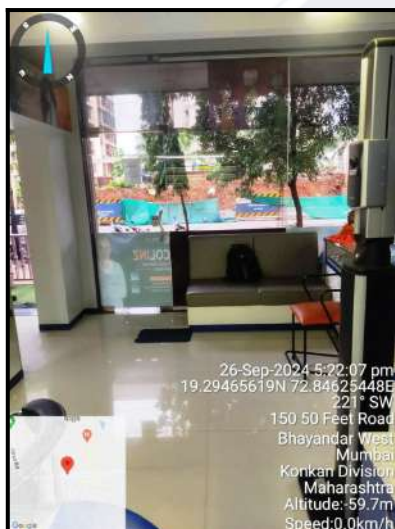
#### Main Building

1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	:	2007 (As Per Part Occupancy Certificate)
4	Estimated future life	:	43 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	:	Glass door with MS Rolling Shutter, N.A., .
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R.C.C. slab.

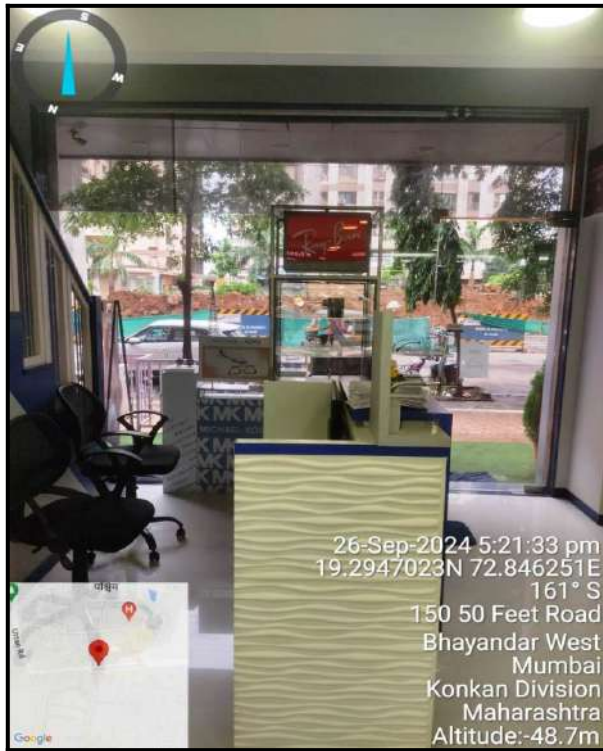


Technical details		Main Building
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior Colored
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	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: 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

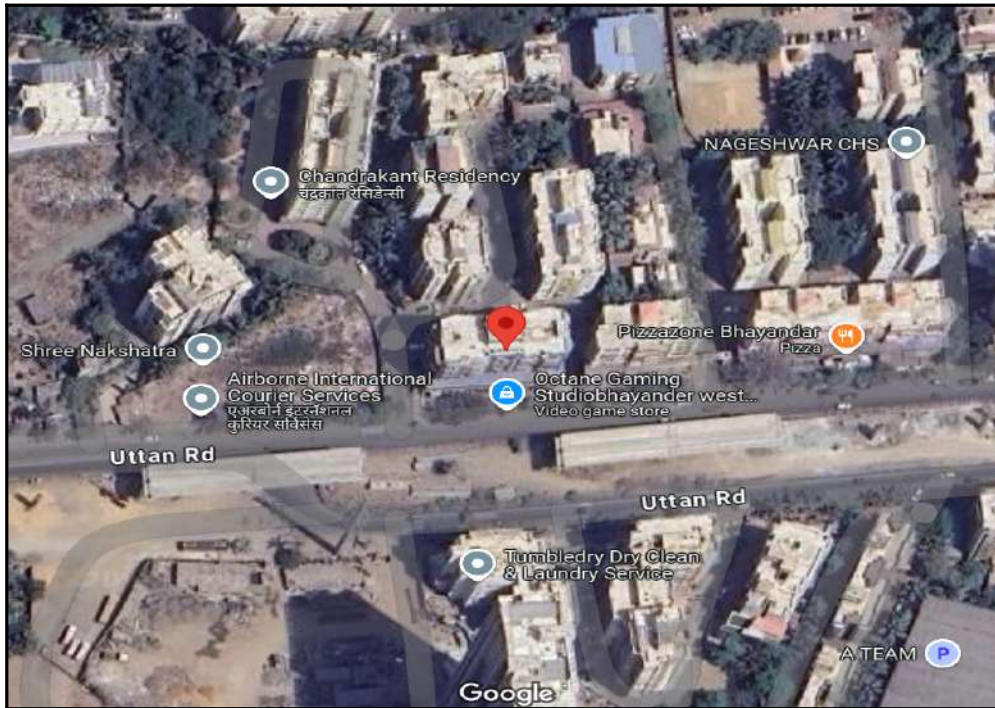
## Actual Site Photographs



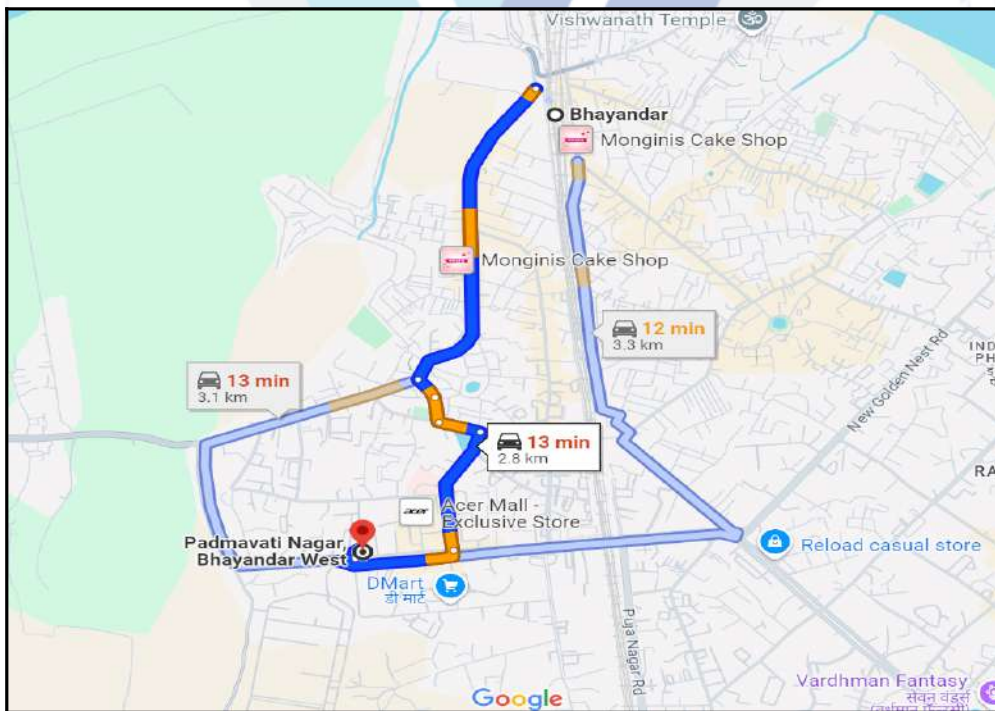
## Actual Site Photographs



## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude:** 19°17'41.5"N 72°50'46.7"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhayandar - 2.8 km.).

## Ready Reckoner Rate


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

**नोंदणी व मूलांक  
विभाग**  
महाराष्ट्र शासन



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

**Location Details**  
 Select Type:  Development Agreement  Tenant Occupied  Other: Division Name:  [Help on Division](#)  

District Name: <input type="text" value="ठाणे"/>	Taluka Name: <input type="text" value="ठाणे"/>	Village/Zone Name: <input type="text" value="मीरा (मीरा 1) भांडेरा"/>
Attribute: <input type="text" value="वर्ग नंबर"/> 252	SubZone Name: <input type="text" value="1/11-एच - 2) पु.भागा मी. 1"/>	
Mahapalika Area: <input type="text" value="Navi Mumbai Municipa"/>		

Open Land	Residence	Office	Shop	Industry	Unit:
22400	99000	79910	108400	79910	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	108400			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,08,400.00</b>	<b>Sq. Mtr.</b>	<b>10,071.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	22400			
The difference between land rate and building rate(A-B=C)	86,000.00			
Percentage after Depreciation as per table(D)	17%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>93,780.00</b>	<b>Sq. Mtr.</b>	<b>8,712.00</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	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	175.00	210.00	252.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹33,143.00	₹27,619.00	₹23,016.00

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**Shop In Bhayander West, Mum...**  
Phatak Rd, Bank of Barode

₹ 58 Lacs (27,619 / Sq.Ft) | ₹ 43,554/Month (Estimated EMI) | 210 Sq.Ft (Built Up Area)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayander west / Shops for Sale in Bhayander west / Prope...

Photos | Location | Shortlist

**Shop** (Property Type) | **Reserved** (Parking: 12 Slot) | **Freehold** (Ownership Type) | **Ground Floor** (Of total 3 Floors) | **Semi Furnished** (Furnishing) | **Less Than A Year** (Age of Property) | **Jul 18, 2024** (Posted On) | **Immediately** (Available From)

Get Owner Details

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

Nearby: Mexus Mall, D Mart, Ramdev Park, Big Bazaar, Prime Diagnostic Center

**NoBroker Services:** Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

**Activity On This Property:** 5 Unique Views, 0 Shortlists, 0 Contacted

**Amenities:** Power Backup (Need To Arrange), Washroom(s) (Shared), Lift (None), Water Storage Facility (NA)

**Similar Properties:** Shop in Bhayandar ... 60 Feet Rd, Shree Digambar J... Price: ₹55 Lacs, Area: 240 sqft

## Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	180.00	216.00	259.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹27,778.00	₹23,148.00	₹19,290.00

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Posted on: Jun 09, 24

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Commercial Shop For Sale in [Bhayandar West, Mumbai](#)

📍 Ground Floor   🏠 Unfurnished   🌐 West Facing

Super Area  
200 sqft +  
₹25,000/sqft

Carpet Area  
180 sqft +  
₹27,778/sqft

Floor  
Ground(Out of 3 Floors)

Property Age  
About 20 years

Units On Floor  
10

👑

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**About Magicbricks**

As the largest platform connecting property buyers and sellers, Magicbricks boasts over 2 crore monthly visitors and 15 lakh active property listings. With over 17 years of experience, Magicbricks has evolved into a comprehensive service provider, offering home loans, interiors and expert advice.

Magicbricks also offers extensive research-based knowledge and insight-driven platforms like MBTV, India's leading online real estate YouTube channel, along with proprietary tools providing home buyers with price trends, forecasts and locality reviews.

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## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	278.03	333.64	400.37
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹26,256.00	₹21,880.00	₹18,233.00

9405337

09-06-2024

Note:-Generated Through eSearch

Module:For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 9405/2018

नोटणी :

Regn.03m

गावाचे नाव : 1) भाईदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3053106
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मौजे भाईदर,झोन क्र.एच2,उपविभाग क्र.1/11,जुना सर्वे क्र.660,नवीन सर्वे क्र.263,हिस्सा क्र.1,जुना सर्वे क्र.658,नवीन सर्वे क्र.251,हिस्सा क्र.2,शॉप क्र.07,बिल्डिंग क्र.3-ए,तळमजला,रघु लीला,रघुलीला को.ऑप.हौ. सोसायटी लिमिटेड,पद्मावती नगर समोर,150 फीट रोड,भाईदर प.,ठाणे-401101,क्षेत्र 25.83 चौ.मी.कारपेट,दस्तात नमूद केल्याप्रमाणे.( ( Survey Number : 263/1,251/2 ; HISSA NUMBER : - ; ) )
(5) क्षेत्रफळ	1) 25.83 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निमा जे शाह वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. 1801/1802, माळा नं: 18वा मजला, इमारतीचे नाव: राहेजा टीपको हाइटस को-ऑप.हौ.सोसा.लि. , बिल्डिंग नं. 04 , ब्लॉक नं: पासपोर्ट ऑफिस वर्ती, रोड नं: राणी सती मार्ग, मालाड पू, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AMMPS0641M 2): नाव:-जयेश जे शाह वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र. 1801/1802, माळा नं: 18वा मजला, इमारतीचे नाव: राहेजा टीपको हाइटस को-ऑप.हौ.सोसा.लि. , बिल्डिंग नं. 04 , ब्लॉक नं: पासपोर्ट ऑफिस वर्ती, रोड नं: राणी सती मार्ग, मालाड पू, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAJPS4643L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरत इत्यात प्रायवेट लिमिटेड. चे डायरेक्टर भावीन विनोदराई बोरा - - वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र. ६/202, माळा नं: दुसरा मजला, इमारतीचे नाव: महावीर नगर, ब्लॉक नं: -, रोड नं: जय अंबे माता रोड, भाईदर पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AABCH6203L
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2018
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2018
(11)अनुक्रमांक,खंड व पृष्ठ	9405/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	438000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	140.02	168.02	201.62
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹24,996.00	₹20,831.00	₹17,359.00

1096576

29-05-2024

Note:-Generated Through eSearch

Module,For original report please contact  
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 10965/2019

नोंदणी :

Regn:63m

गावाचे नाव : भाईंदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद्र करावे)	1538000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : , इतर माहिती: शॉप नं.12, तळ मजला, पुष्प लिला कॉ.ऑ.हॉ.सो.लि., 150 फीट रोड, भायंदर वेस्ट, वार्ड "एच2" ( ( Survey Number : Old S.No.683, New S.No.213, H.No.4(B) part ; ) )
(5) क्षेत्रफळ	15.61 चौ.मीटर
(6) आकारणी किंवा जुळी 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:-निखिल मदन हळवे - - वय:-36 पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: प्रभात अपार्टमेंट, ब्लॉक नं: -, रोड नं: आकुली क्रॉस रोड नं.1, कादिवती ईस्ट, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ACPPH3740P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जिवछ मूनालाल यादव - - वय:-33; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: न्यू नालंदा, ब्लॉक नं: -, रोड नं: जनता नगर रोड, भायंदर वॅस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AHWPY8399M 2): नाव:-भगवानी मूनालाल यादव - - वय:-28; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: न्यू नालंदा, ब्लॉक नं: -, रोड नं: जनता नगर रोड, भायंदर वॅस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFCPY0537P
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	10965/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन
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 **27th 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.



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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 **₹ 1,14,62,992.00 (Rupees One Crore Fourteen Lakhs Sixty Two Thousands Nine Hundred And Ninety Two 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



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