

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Makarand Ramesh Subandh**

Residential Flat No. 301, 3rd Floor, Building No 1, Wing - B, Vishaldeep, "**Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane, PIN - 400 601, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'47.6"N 72°58'36.2"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Building No 1, Wing - B, Vishaldeep, "Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane, PIN - 400 601, State - Maharashtra, Country - India belongs to **Mr. Makarand Ramesh Subandh** .

Boundaries of the property

North	: Under construction Building
South	: Rajdeep Building
East	: Internal Road
West	: Open Space & New Chandralok Apartment

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 **₹ 65,36,700.00 (Rupees Sixty Five Lakhs Thirty Six Thousands Seven Hundred 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 :

- | | | | |
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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 17.10.2024 for Bank Loan Purpose.
1	Date of inspection	11.10.2024
3	Name of the owner / owners	Mr. Makarand Ramesh Subandh
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	Address: Residential Flat No. 301, 3 rd Floor, Building No 1, Wing - B, Vishaldeep, "Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Veer Savarkar Marg, Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane, PIN - 400 601, State - Maharashtra, Country - India. Contact Person : Mr. Makarand Ramesh Subandh (Owner) Contact No. 9819703112
6	Location, Street, ward no	Veer Savarkar Marg, Tembhi Naka Village - Thane, Thane (West) District - Thane
7	Survey / Plot No. of land	CTS No - 48/1 to 7, Tika No. 13 of Village - Thane
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 423.21 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 550.00 (Area As Per Agreement for sale)</p> <p>Carpet Area in Sq. Ft. = 405.00 (Area As Per Approved Building Plan)</p> <p>Built Up Area in Sq. Ft. = 486.00 (Approved Building Plan Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Thane, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 601
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Makarand Ramesh Subandh

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Makarand Ramesh Subandh
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	14,400.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
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.
	<p>Remark:</p> <ol style="list-style-type: none"> As per approved plan carpet area is 405.00 Sq. Ft. As per measurement carpet area is 423.00 Sq. Ft. As per Agreement for sale carpet area is 550.00 Sq. Ft. Agreement carpet area is more than carpet area mentioned in the approved plan, hence for the purpose of valuation, we have considered the least area i.e. 486.00 Sq. Ft. (Plan Carpet Area + 20%) as per approved plan. 	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 17.10.2024 for Residential Flat No. 301, 3rd Floor, Building No 1, Wing - B, Vishaldeep, "**Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane, PIN - 400 601, State - Maharashtra, Country - India belongs to **Mr. Makarand Ramesh Subandh**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3045 / 2010 Dated 31.03.2010 between Mr. Dilip alias Keshav Shivram Joshi(The Transferor) And Mr. Makarand Ramesh Subandh (The Transferee).
2)	Copy of Commencement Certificate No.92 / 272 / TMC / TDD / 2030 Dated 22.08.2002 issued by Thane Municipal Corporation.
3)	Copy of Approved Building Plan No.92 / 272 / TMC / TDD / 2030 Dated 22.08.2002 issued by Thane Municipal Corporation.
4)	Copy of Property Tax Bill Property No.2131034 / 00014 Dated 01.04.2024 And Mr. Makarand Ramesh Subandh (The Transferee) issued by Thane Municipal Corporation.
5)	Copy of Society Maintenance Bill No.5683 Dated 01.10.2024 in the name of Mr. Makarand Ramesh Subandh issued by Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd .



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Location

The said building is located at Village - Thane, Thane (West), Taluka - Thane, District - Thane, PIN - 400 601. The property falls in Residential Zone. It is at a traveling distance 1.4 Km. from Thane Railway Station.

Building

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

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + Passage + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder Coated Aluminium Sliding, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

Valuation as on 17th October 2024

The Built Up Area of the Residential Flat	:	486.00 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
Age of the building as on 2024	:	20 Years
Cost of Construction	:	486.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,15,000.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$:	30.00%
Amount of depreciation	:	₹ 3,64,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,600/- per Sq. M. i.e. ₹ 7,767/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 74,900/- per Sq. M. i.e. ₹ 6,958/- per Sq. Ft.
Value of property as on 17th October 2024	:	486.00 Sq. Ft. X ₹ 14,200 = ₹69,01,200.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 17th October 2024	:	₹ 69,01,200.00 - ₹ 3,64,500.00 = ₹ 65,36,700.00
Total Value of the property	:	₹ ₹ 65,36,700.00
The realizable value of the property	:	₹58,83,030.00
Distress value of the property	:	₹52,29,360.00
Insurable value of the property (486.00 X 2,500.00)	:	₹12,15,000.00
Guideline value of the property (486.00 X 6958.00)	:	₹33,81,588.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor,



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Building No 1, Wing - B, Vishaldeep, "**Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane, PIN - 400 601, State - Maharashtra, Country - India for this particular purpose at **₹ 65,36,700.00 (Rupees Sixty Five Lakhs Thirty Six Thousands Seven Hundred Only)** as on 17th October 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 **17th October 2024** is **₹ 65,36,700.00 (Rupees Sixty Five Lakhs Thirty Six Thousands Seven Hundred 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 + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 rd 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.

Technical details		Main Building								
8	Partitions	: 6" Thk. Brick Masonry.								
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder Coated Aluminium Sliding, .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering + POP Finish.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations	: As per Requirement								
	<table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	
(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	: All external walls are 9" thick and partition walls are 6" thick.								
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								

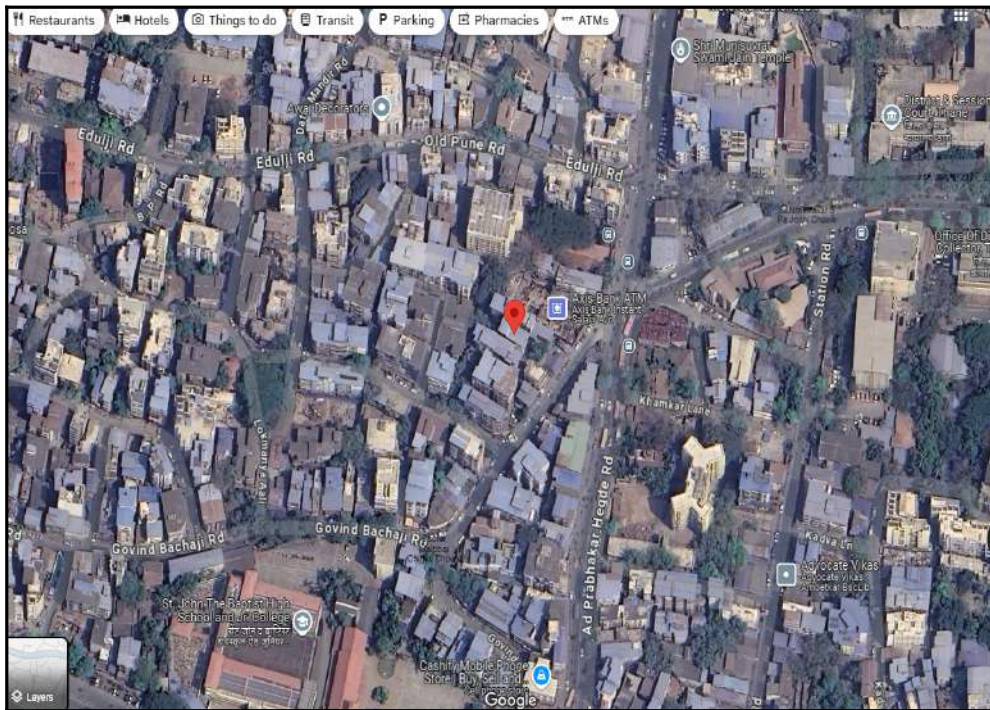
Actual Site Photographs



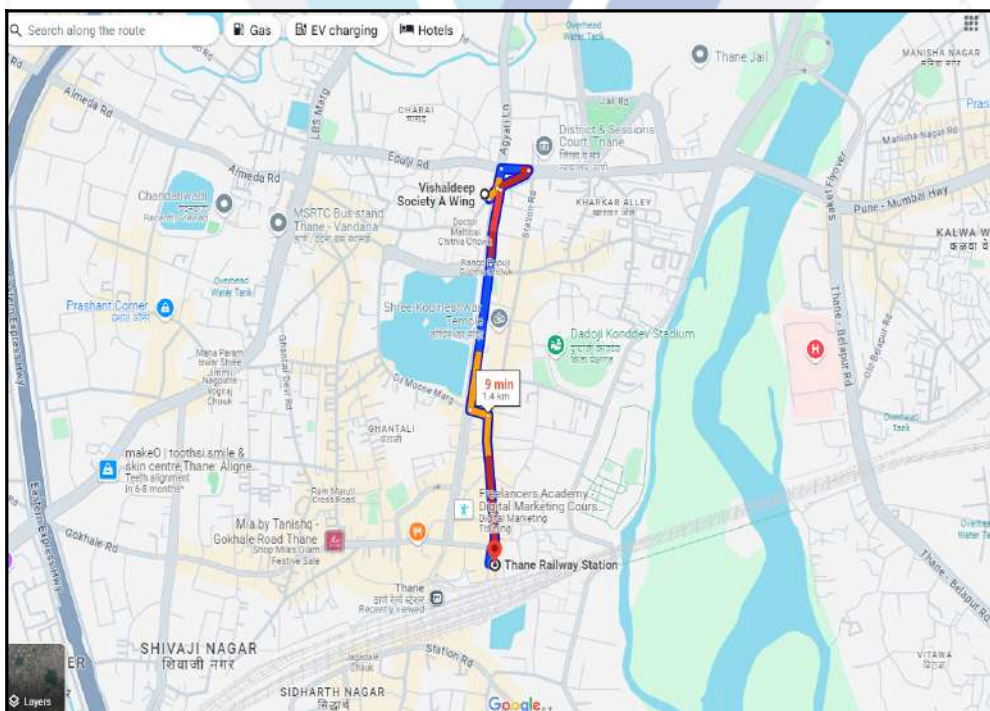
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'47.6"N 72°58'36.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.4 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : THANE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	9A) All portion of Thane Village on west of Shivaji Road between South-East point of Masunda Lake to Jambli Naka. (Tika No. 13)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/6/2	40100	83600	106500	174500	106500
Tika No. 13. C. T. S. No. A B C, 13/1, 13/2, 13/3, 13/4, 13/5, 13/6, 13/7, 13/8, 13/9, 13/10, 13/11, 13/12, 13/13, 13/14, 13/15, 13/16, 13/17, 13/18, 13/19A, 13/19B, 13/19C, 13/20, 13/21, 13/22, 13/23, 13/24, 13/25, 13/26, 13/27, 13/28, 13/29, 13/30, 13/31, 13/32, 13/33, 13/34, 13/35, 13/36, 13/37, 13/38, 13/39, 13/40, 13/41, 13/42, 13/43, 13/44, 13/45, 13/46, 13/47, 13/48, 13/49, 13/50, 13/51, 13/52, 13/53, 13/54, 13/55, 13/56, 13/57, 13/58G, 13/59, 13/60, 13/61, 13/62, 13/63, 13/64, 13/65, 13/66, 13/67, 13/68, 13/69, 13/232, 13/233, 13/234, 13/235, 13/236, 13/237, 13/238, 13/239, 13/240, 13/241, 13/242, 13/243, 13/244, 13/245, 13/246, 13/247, 13/248, 13/249, 13/250, 13/251, 13/252, 13/253, 13/254, 13/255, 13/256, 13/257, 13/258, 13/259, 13/260, 13/261, 13/262, 13/263C, 13/263A, 13/263B, 13/264, 13/265, 13/266,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	83600			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,600.00	Sq. Mtr.	7,767.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	40100			
The difference between land rate and building rate(A-B=C)	43,500.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	74,900.00	Sq. Mtr.	6,958.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:


	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	-		
	Carpet	Built Up	Saleable
Area	425.00	510.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,824.00	₹15,686.00	-



Pay Rent
Post Your Property
Sign up
Log in
Menu



1 BHK Flat In Sai Laukik For Sale In Thane West

Datta Mandir Road, near sarang society

₹ 80 Lacs

Negotiable

₹ 45,851/Month

Estimated EMI

510

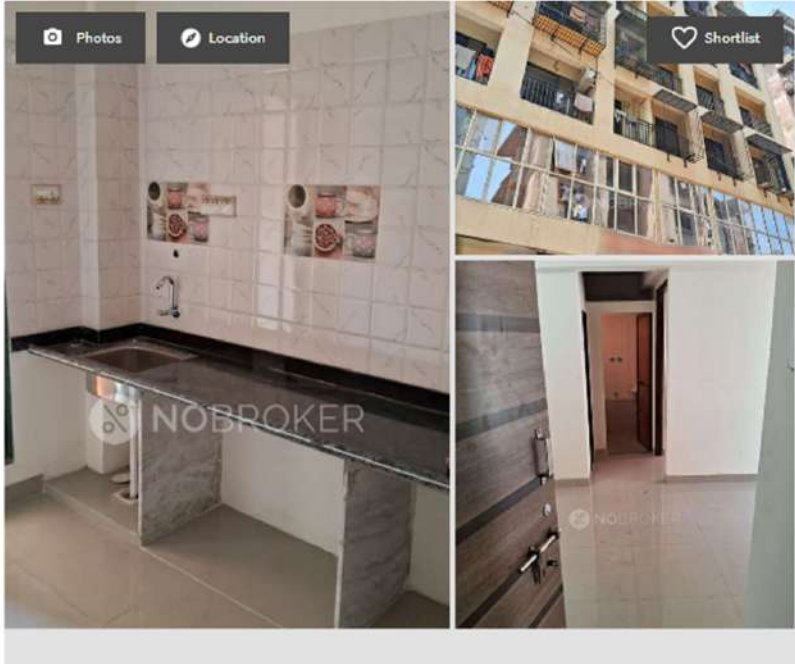
Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos
Location



1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

3

Balcony

Bike

Parking

May 22, 2024

Posted On

Immediately

Possession

Sai Laukik

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: Dev Corpora Tata Consultancy Services Viviana Mall Korum Mall Shirin Apartments

Overview

Age of Building	Newly Constructed
Maintenance Charges	₹2.0 Per Sq.Ft./M
Builtup Area	510 Sq.Ft
Facing	South
Parking	Bike
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Furnishing Status	Unfurnished Furnish Now
Floor	3/7
Gated Security	Yes

Activity On This Property

43

Unique Views


0

Shortlists

0

Contacted

Powered By : NBEstimate




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC2017/89

Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,778.00	₹14,815.00	-

The screenshot displays a real estate listing on the Square Yards platform. The main listing is for a 1 Bedroom 450 Sq.Ft. Apartment in Tembhi Naka Thane, priced at ₹80 L. The listing includes a valuation report, key highlights such as 'Schools in vicinity', 'Prime Location', and 'Spacious', and a contact form for Ritesh Mehta. The valuation report shows an estimated market value of ₹1,699,000, a rental value of ₹999, and a government value of ₹999. The listing also features a 'What's on your mind?' section and a 'Contact our Real Estate Experts' form.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	484.00	580.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,463.00	₹12,052.00	-

518474

02-03-2024

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 : 5184/2024

नोदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6995142
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 303,3रा मजला,औदुंबर बिल्डींग,नव औदुंबर को. ऑप. हौ. सोसायटी लि,डॉ. लाइसरस रोड,चरई,ठाणे. सदनिकाचे क्षेत्र 484 चौ. फुट कारपेट.((Survey Number : Tika No. 12, City Survey No. 66 ;))
(5) क्षेत्रफळ	484 चौ.फूट
(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:-संजीव घनश्याम ठाकुर -- वय:-59 पत्ता:-प्लॉट नं:-, माळा नं: 1ला मजला,, इमारतीचे नाव: पाटील चाळ, ब्लॉक नं:-, रोड नं: खारकर आळी, महाजन वाडी जवळ, खारकर लेन, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AARPT5919J 2): नाव:-विजयश्री संजीव ठाकुर -- वय:-57 पत्ता:-प्लॉट नं:-, माळा नं: 1ला मजला, इमारतीचे नाव: पाटील चाळ,, ब्लॉक नं:-, रोड नं: खारकर आळी, महाजन वाडी जवळ, खारकर लेन, ठाणे , , ठाणे. पिन कोड:-400601 पॅन नं:-AEWPT4074M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेशकुमार मंजीभाई चौधरी -- वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शिवगड, मौवाना, कळ, रापर, गुजरात , गुजरात, क्राक्:कः. पिन कोड:-370165 पॅन नं:-CFOPC3277E
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2024
(10)दस्त नोदणी केल्याचा दिनांक	21/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5184/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	656.00	787.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,482.00	₹12,068.00	-

14701335	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5
11-08-2024		दस्त क्रमांक : 14701/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:83m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9479131.2	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे पाचपाखाडी,सदनिका नं.402,4 था मजला,शरणम रेसीडेंसी,शरणम रेसीडेंसी को ऑ हौ सो लि,दाजी रामचंद्र रोड,चरई,ठाणे प,सदनिकेचे क्षेत्र 655 चौ.फुट कार्पेट((Survey Number : टिका नं.12,सिटीएस नं.14 व 15 ;))	
(5) क्षेत्रफळ	655 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-देवेंद्र नामदेव सुर्यवंशी वय:-52 पत्ता:-प्लॉट नं: ए/17 , माळा नं: 2 रा मजला , इमारतीचे नाव: चंदन सोसा , ब्लॉक नं: -, रोड नं: नुरी बाबा दर्गा रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ARYPS9058H 2): नाव:-मानसी देवेंद्र सुर्यवंशी वय:-48 पत्ता:-प्लॉट नं: ए/17 , माळा नं: 2 रा मजला , इमारतीचे नाव: चंदन सोसा , ब्लॉक नं: -, रोड नं: नुरी बाबा दर्गा रोड,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ARMP57171D	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पुर्वा केदार जोशी वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरुप्रसाद बंगलो , ब्लॉक नं: धोबी आळी, मावळी मंडळ जवळ , रोड नं: चरई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-APDPG7251H 2): नाव:-केदार नरहर जोशी वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरुप्रसाद बंगलो, ब्लॉक नं: धोबी आळी, मावळी मंडळ जवळ, रोड नं: चरई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AFDPJ8951M	
(9) दस्तावेज करून दिल्याचा दिनांक	09/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14701/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	665000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th October 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 **₹ 65,36,700.00 (Rupees Sixty Five Lakhs Thirty Six Thousands Seven Hundred 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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