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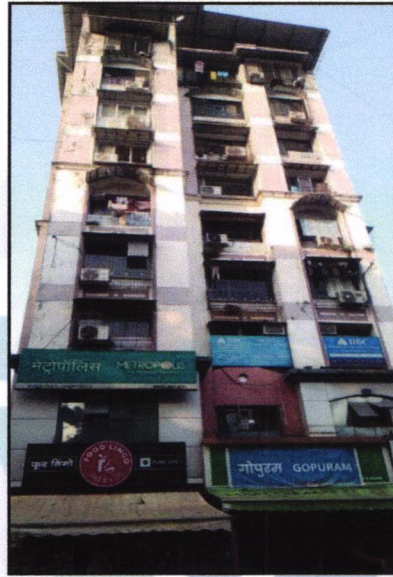
MSME Reg No: UDYAM-MH-18-0083617

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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. Ashok Rayshi Shah**

Residential Flat No. 501, 5th Floor, "**Shanti Palace Co-Op. Hsg. Soc. Ltd.**", Govind Bachaji Road,
Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'45.2"N 72°58'34.4"E

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan,
District Thane, PIN Code - 400605, State - Maharashtra, Country - India.



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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 501, 5th Floor, "Shanti Palace Co-Op. Hsg. Soc. Ltd.", Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601, State – Maharashtra, Country – India belongs to **Mr. Ashok Rayshi Shah**.

Boundaries of the property.

North	:	New Vaibhav CHSL
South	:	Govind Bachaji Road
East	:	Choubal House
West	:	Datta Vijay Building

Considering various parameters recorded, 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 for **₹ 1,60,21,200.00 (Rupees One Crore Sixty Lakh Twenty-One Thousand Two 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.04 17:59:14 +05'30'

Manoj



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01

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Valuation Report of Residential Flat No. 501, 5th Floor, "Shanti Palace Co-Op. Hsg. Soc. Ltd.", Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 04.11.2024 for Banking Purpose
2	Date of inspection	25.10.2024
3	Name of the owner/ owners	Mr. Ashok Rayshi Shah
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. 501, 5 th Floor, "Shanti Palace Co-Op. Hsg. Soc. Ltd.", Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601, State – Maharashtra, Country – India. Contact Person: Mr. Ashok R. Shah (Owner) Contact No. 8879606077
6	Location, street , ward no	Mamata Hospital Road
7	Survey/ Plot no. of land	Tika No. 13, C.T.S. No. 287 of Village - Charai
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 775.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 948.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of	N. A.



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	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	
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
21	Attach a dimensioned site plan	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	NA
	(ii) Portions in their occupation	NA
	(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?	N.A.

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.
	SALES	
38	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
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (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	N. A.

	directly, give basic rates of materials and Labour supported by documentary proof.	
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 04.11.2024 for Residential Flat No. 501, 5th Floor, "**Shanti Palace Co-Op. Hsg. Soc. Ltd.**", Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601, State – Maharashtra, Country – India belongs to **Mr. Ashok Rayshi Shah**.

We are in receipt of the following documents:

1	Copy of Agreement to Sale dated 10.10.2005 M/s. K. P. Construction (The Developers) Mr. Ashok Rayshi Shah (The Purchasers)
2	Copy of Commencement Certificate V. P. No. 2003 / 153 / TMC / TDD / 6119 dated 30.03.2005 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Tika No. 13, C.T.S. No. 287 of Village - Charai, Thane (West), Taluka & District - Thane. The property falls in Residential Zone. It is at travelling distance of 1.6 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 8th Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 5th Floor is having 3 Residential Flats. The building is having one lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (**i.e., 3 BHK with 2 Toilets**). The residential flat is finished with Italian Marble flooring, Teak Wood door frame with flush shutter with safety door, Powder coated aluminum sliding windows & Concealed plumbing & electrification.



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Valuation as on 04th November 2024

The Built-up Area of the Residential Flat	:	948.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Year
Cost of Construction	:	948.00 Sq. Ft. X ₹ 2,500.00 = ₹ 23,70,000.00
Depreciation $\{(100-10) \times 16\} / 60$:	24.00%
Amount of depreciation	:	₹ 5,68,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 87,780.00 per Sq. M. i.e., ₹ 8,155.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 80,151.00 per Sq. M. i.e., ₹ 7,446.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 04.11.2024	:	₹ 948.00 Sq. Ft. X ₹ 16,000.00 = ₹ 1,51,68,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 04.11.2024 (A)	:	₹ 1,51,68,000.00 - ₹ 5,68,800.00 = ₹ 1,45,99,200.00
Interior Value (B)		₹ 14,22,000.00
Total Value of the property (A + B)	:	₹ 1,60,21,200.00
The Realizable value of the property	:	₹ 1,44,19,080.00
Distress value of the property	:	₹ 1,28,16,960.00
Insurable value of the property (948.00 X 2,500.00)	:	₹ 23,70,000.00
Guideline value of the property (948.00 X 7,446.00)	:	₹ 70,58,808.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 501, 5th Floor, "Shanti Palace Co-Op. Hsg. Soc. Ltd.", Govind Bachaji Road, Village – Charai, Thane (West), Taluka & District - Thane, PIN Code - 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 1,60,21,200.00 (Rupees One Crore Sixty Lakh Twenty-One Thousand Two Hundred Only)** as on **04th November 2024.**



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NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **04th November 2024 is ₹ 1,60,21,200.00 (Rupees One Crore Sixty Lakh Twenty One Thousand Two 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- DECLARATION

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

ESTIM

Technical details

Main Building

1.	No. of floors and height of each floor		Ground + 8 th Upper Floor
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction		2008 (As per site information)
4.	Estimated future life		44 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame		R.C.C. Framed Structure
6.	Type of foundations		R.C.C. Foundation
7.	Walls		All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions		6" thick brick wall
9.	Doors and Windows		Teak Wood door frame with flush shutter with safety door, Powder coated aluminium sliding windows
10.	Flooring		Vitrified tiles flooring
11.	Finishing		Cement Plastering with POP false ceiling
12.	Roofing and terracing		R.C.C. Slab
13.	Special architectural or decorative features, if any		No
14.	(i)	Internal wiring – surface or conduit	Concealed plumbing Concealed electrification
	(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.		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		Not Provided

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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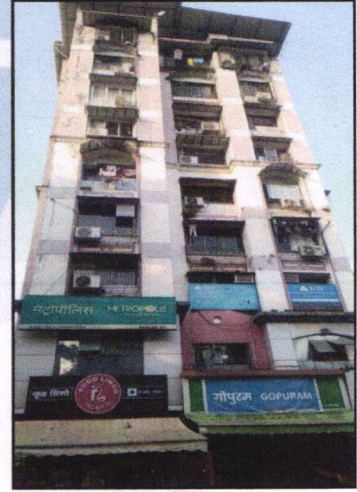
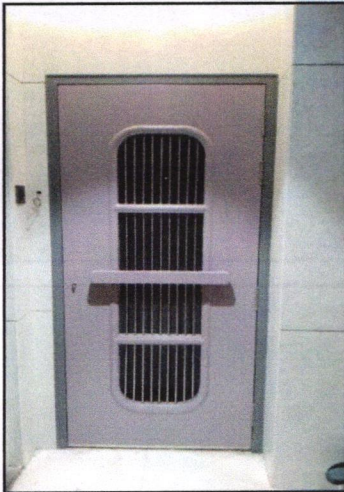
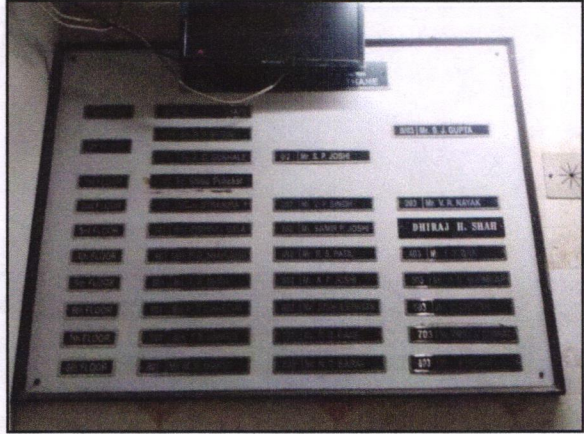
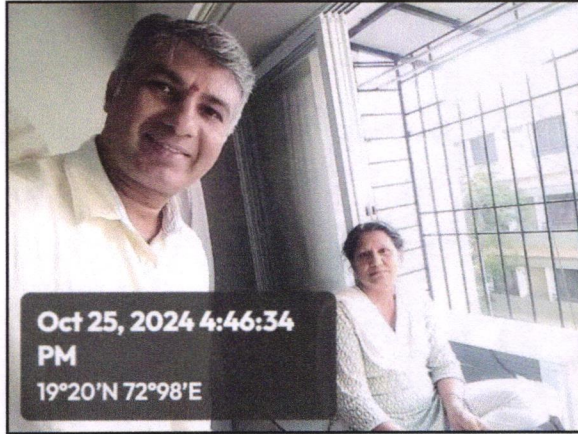
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Actual site photographs



Actual site photographs



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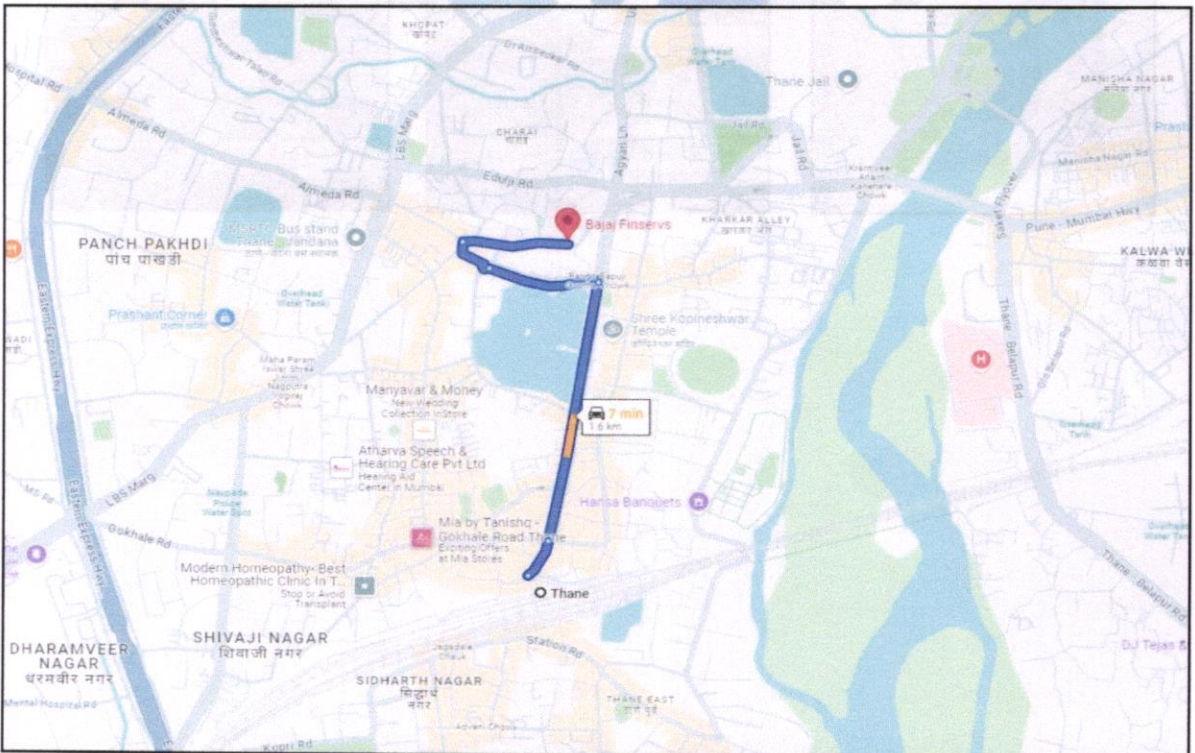
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Route Map of the property

Site u/r



Latitude Longitude - 19°11'45.2"N 72°58'34.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.6 KM)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(वाजारमूल्य दर पत्रक आवृत्ती 2.0)

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[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Thane (Thane Mahanaga)


Search By: Survey No. SubZones

Select	उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकर (Rs./)
SurveyNo	2/7/2-9अ) कुन्या स्टेशन रस्त्यावरील दर्शनी भागातील मिळकती, पूर्वेस ठाणे गावाची हद्द, पश्चिमेस जांभळी नाका टिका नं. 4/1	33000	81000	93100	181800	93100	चौ. मीटर
SurveyNo	2/7/3- 9अ) कुन्या स्टेशन रस्त्यावरील दर्शनी भागातील मिळकती, पूर्वेस ठाणे गावाची हद्द, पश्चिमेस जांभळी नाका टिका नं. 4/2	33500	90500	100700	181800	100700	चौ. मीटर
SurveyNo	2/7/4-9अ) कुन्या स्टेशन रस्त्यावरील दर्शनी भागातील मिळकती, पूर्वेस जांभळी नाका ते जिल्हाधिकारी कार्यालय कोर्ट नाकापर्यंत टिका नं. 5/2	38300	73000	83900	181800	83900	चौ. मीटर
SurveyNo	2/6/1-9अ) मासंडा तलावाच्या दक्षिण पुर्वे डोकापासून जांभळी नाका पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 11	40900	96700	113300	185800	113300	चौ. मीटर
SurveyNo	2/8/2-9अ) मासंडा तलावाच्या दक्षिण पुर्वे डोकापासून जांभळी नाका पर्यंत शिवाजी रस्त्याच्या पश्चिमेकडील ठाणे गावचा सर्व भाग टिका नंबर 13	40100	83600	106500	174500	106500	चौ. मीटर

1 2 3 4 5 6

Survey No.

13/260, 13/261, 13/262, 13/263, 13/263, 13/263, 13/264, 13/265, 13/266, 13/267, 13/268, 13/269, 13/270, 13/271, 13/272, 13/273, 13/274, 13/275, 13/276, 13/277, 13/278, 13/279, 13/280, 13/281, 13/282, 13/283, 13/284, 13/285, 13/286, 13/287, 13/288, 13/289, 13/290, 13/291, 13/292, 13/293, 13/294, 13/295, 13/296, 13/297, 13/298, 13/299, 13/300, 13/301, 13/302, 13/302, 13/303, 13/304, 13/305, 13/306, 13/307, 13/308, 13/309, 13/310, 13/311, 13/312, 13/313, 13/314, 13/315, 13/316, 13/317, 13/318, 13/319, 13/320, 13/321, 13/322, 13/323, 13/324, 13/324, 13/325, 13/326, 13/327, 13/328, 13/329, 13/330, 13/331, 13/331, 13/332, 13/333, 13/334, 13/335, 13/336, 13/337, 13/338, 13/339, 13/340, 13/341, 13/342, 13/343, 13/344, 13/345, 13/346, 13/347, 13/348, 13/348, 13/349, 13/350, 13/351.




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Stamp Duty Ready Reckoner Market Value Rate for Flat	83,600.00			
Increase by 5% on Flat Located on 5 th Floor	4,180.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	87,780.00	Sq. Mtr.	8,155.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,100.00			
The difference between land rate and building rate (A – B = C)	47,680.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	80,151.00	Sq. Mtr.	7,446.00	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

Table – D: 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	Flat		
Source	99 acres		
Floor			
	Carpet	Built Up	Saleable
Area	750.00	900.00	-
Percentage	-	-	-
Rate Per Sq. Ft.	₹ 21,333.00	₹ 17,778.00	-

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Ready to move

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Charai > 2 BHK Flats in Charai

Posted on Sep 15, 2024 | Ready to move

₹ 1.6 Cr @ 21,333 per sq. ft. **2BHK 3Baths** [Contact Dealer](#)

Estimated EMI ₹ 1,27,793 Flat/Apartment for Sale

In Ekdant Anmol Mansion, Charai, Thane West

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) Society Dealer Details Price Trends Society Reviews Explore Locality >

Property (10) Society (4)

Area
Super Built up area 1255 sq. ft.
(116.09 sq. m.)
Built Up area: 1120 sq. ft. (104.09 sq. m.)
Carpet area: 750 sq. ft. (69.68 sq. m.)

Configuration
2 Bedrooms, 3 Bathrooms, 2 Balconies with Others

Price
₹ 1.6 Crore+ Govt Charges & Tax @ 21,333 per sq. ft. (Negotiable) [View Price Details](#)

Address
Ekdant Anmol Mansion Charai, Thane West

Floor Number
4th of 13 Floors

Facing
East

Overlooking
Park/Garden/Club, Main Road

Property Age
1 to 5 Year Old

3 people viewed this property this week

Places nearby 1234, Charai, Thane West [View All \(50\)](#)

Nuri Baba Darga Shankar Shivneri Hospital Pvt. Ltd. More Eye Center Unnati Critical Care Unit and I.C.C.U.

Price Indicators

Property	Flat		
Source	99 acres		
Floor	7 th Floor		
	Carpet	Built Up	Saleable
Area	475.00	570.00	-
Percentage	-	-	-
Rate Per Sq. Ft.	₹ 20,000.00	₹ 16,667.00	-

99 acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Charai > 1 BHK Flats for sale in Charai Posted on Jul 03, 2024 | Ready to move

₹95 Lac

@ 20,000 per sq.ft.

Estimated EMI ₹75,877

1BHK 1Bath


Flat/Apartment for Sale
in Satish Dham CHS, Charai, Thane West

Contact Owner FREE
Shortlist

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Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (7)



Photos (1/7)

Area

Carpet area: 475 sq.ft. (44.13 sq.m)

Price

₹ 95 Lac @ 20,000 per sq.ft.

Floor Number

7th of 7 Floors

Overlooking

Main Road

Configuration

1 Bedroom , 1 Bathroom, 2 Balconies

Address

Satish Dham CHS Charai, Thane West

Facing

North-East

Property Age

0 to 1 Year Old

Places nearby

703, Charai, Thane West View All (50)

+ Nuri Baba Darga
+ Shankar
+ Janam Hospital
+ Koshti Maternity and Surgical Hospital
+ Ashwini Maternity and Nursing

Why should you consider this property?

North-East Facing
Top Floor
Close to School
Fresh Construction
24*7 Water
Close to Market
Close to Railway Station

Overlooking Main Road
Natural Light
Ary Rooms
Spacious Interiors
Parking Available
Fitness Center / Gym
Marble Flooring

Transaction Type: Resale
Property Ownership: Co-operative S...
Flooring: Marble
Furnishing: Unfurnished



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Sales Instance

Property	Flat		
Source	Index II		
Floor	2 nd Floor		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 19,048.00	₹ 15,873.00	-

1340874 18-05-2024 Note -Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु नि ठाणे 2 दस्त क्रमांक : 13408/2024 नोंदणी : Regn 63m
गावाचे नाव : पांचपाखाडी		
(1) विलेखाचा प्रकार	करारनामा	
(2) म्मोबदल	10000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी दिती की पट्टेदार ते नमुद करावे)	7804715	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव ठाणे म न पा इतर वर्णन :सदनिका नं. सदनिका क्र. 25,, माळा नं. 2 रा मजला, बिल्डींग नं. 2, जी विंग, इमारतीचे नाव: गणेश निवास को ऑप ही सो लि, रोड नं. जोंधळी बाग रोड, गणेश सिनेमा जवळ चरई, ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 525 चौ फुट कारपेट ((C.T.S. Number : 107A, 215(PT), TIKKA NO. 11 ;))	
(5) क्षेत्रफळ	525 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असलेले तपे		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-सुक बी फर्नांडीस - - वय-65 पत्ता-प्लॉट नं. सदनिका क्र. 401, माळा नं. 4था मजला, इमारतीचे नाव - ब्रॉक नं. शालीमार, कॉर्नर ऑफ सेंट पॉल्स रोड, रोड नं. पेरी क्रॉस रोड, बांद्रा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400050 पॅन नं.- 2) नाव-एबेल सी फर्नांडीस - - वय-63 पत्ता-प्लॉट नं. - माळा नं. - , इमारतीचे नाव - , ब्रॉक नं. - , रोड नं. सॅक्रिड हार्ट चर्च, सी व्ही रोड, खार पोलिस स्टेशनजवळ, सांताक्रुझ, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400054 पॅन नं.- 3) नाव-व्रीड सी फर्नांडीस तर्फे कुसमुखत्यारी लुक बी फर्नांडीस - - वय-65 पत्ता-प्लॉट नं. सदनिका क्र. 401, माळा नं. 4था मजला, इमारतीचे नाव शालीमार, ब्रॉक नं. - , रोड नं. कॉर्नर ऑफ सेंट पॉल्स रोड, पेरी क्रॉस रोड, बांद्रा, मुंबई महाराष्ट्र मुम्बई पिन कोड-400050 पॅन नं.- 4) नाव-कर्ल जे फर्नांडीस - - वय-58 पत्ता-प्लॉट नं. सदनिका क्र. 301, माळा नं. - , इमारतीचे नाव: सनशार्डन को. ऑप ही. सो लि. , ब्रॉक नं. - , रोड नं. 17-ए. शेरली व्हिलेज, कर्टर रोड, बांद्रा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400050 पॅन नं.-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-स्नेहा शैलेंद्र केणी - - वय-51; पत्ता-प्लॉट नं. सदनिका क्र. 5/27, माळा नं. - , इमारतीचे नाव: वाय्मिकी नगर को. ऑप ही. सो लि. , ब्रॉक नं. - , रोड नं. मिठबंदर रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड-400603 पॅन नं.-	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2024	
(11) अनुक्रमांक खंड व पृष्ठ	13408/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद - :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

Property	Flat		
Source	Index II		
Floor	3 rd Floor		
	Carpet	Built Up	Saleable
Area	446.00	535.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 17,377.00	₹ 14,481.00	-

2499574 27-09-2024 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 : 24995/2024 नोंदणी Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6629009	
(4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव ठाणे मन पा इतर वर्णन : इतर माहिती: सदनिका क्र 301.3रा मजला,औदुंबर बिल्डींग,नव औदुंबर को ऑप ही सोसायटी लि,डॉ. लाझरस रोड,चरई,ठाणे. सदनिकाचे क्षेत्र 446 चौ. फुट कारपेट ((Survey Number : Tika No. 12, City Survey No. 66 :))	
(5) क्षेत्रफळ	446 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.-मंदार विवेक हसबनीस - - वय-39 पत्ता.-प्लॉट नं. फ्रलेंट नं. 301, माळा नं. 3रा मजला, इमारतीचे नाव: नव औदुंबर सोसायटी, ब्लॉक नं. - , रोड नं. डॉ. लाझरस रोड, चरई, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-ACTPH4799L 2): नाव.-मानसी मंदार हसबनीस - - वय-36 पत्ता.-प्लॉट नं. फ्रलेंट नं. 301, माळा नं. 3रा मजला, इमारतीचे नाव: नव औदुंबर सोसायटी, ब्लॉक नं. - , रोड नं. डॉ. लाझरस रोड, चरई, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AXHPD0506G 3): नाव.-विवेक जगन्नाथ हसबनीस - - वय-69 पत्ता.-प्लॉट नं. फ्रलेंट नं. 301, माळा नं. 3रा मजला, इमारतीचे नाव: नव औदुंबर सोसायटी, ब्लॉक नं. - , रोड नं. डॉ. लाझरस रोड, चरई, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-AAEPH8762J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-हेमंत पद्मकर सरपोतदार - - वय-35; पत्ता.-प्लॉट नं. 19सी, माळा नं. - , इमारतीचे नाव: केणी डंगली, ब्लॉक नं. - , रोड नं. किर वाडी, सखाराम किर रोड, माहिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं.-CUYPS4206E	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	24995/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	542500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुन्यांकनासाठी 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 **04th November 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ **1,60,21,200.00** (Rupees One Crore Sixty Lakh Twenty One Thousand Two Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.11.04 17:59:33 +05'30'

Auth. Sign.



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