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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant**

Residential Flat No. 203, 2nd Floor, Wing - B, Harshal Apartment, "New Harshal Co-Op. Hsg. Soc. Ltd.", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'0.6"N 72°59'27.1"E

Intended User:

Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India

Our Pan India Presence at :

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - B, Harshal Apartment, "**New Harshal Co-Op. Hsg. Soc. Ltd.**", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant**.

Boundaries of the property

North : Creek Road
South : Internal Road
East : Jankibai Rama Salvi Marg
West : Om CHSL

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 **₹ 28,67,000.00 (Rupees Twenty Eight Lakhs Sixty Seven Thousands Only)**.

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

Hence certified

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

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

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Residential Flat No. 203, 2nd Floor, Wing - B, Harshal Apartment, "New Harshal Co-Op. Hsg. Soc. Ltd.", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 04.11.2024 for Bank Loan Purpose.
1	Date of inspection	24.10.2024
3	Name of the owner / owners	Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant
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	Address: Residential Flat No. 203, 2 nd Floor, Wing - B, Harshal Apartment, "New Harshal Co-Op. Hsg. Soc. Ltd.", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India. Contact Person : Mrs. Neeta Sawatkar (Tenant)
6	Location, Street, ward no	Manisha Nagar Village - Kalwa, District - Thane
7	Survey / Plot No. of land	Village - Kalwa New Survey No - 19, Hissa No. 1(Part)
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. = 235.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 305.00 (Area As Per Article of Agreement)
13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Taluka - Thane, District - Thane, Pin - PIN - 400 605
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?	Tenant Occupied - Mrs. Neeta Sawatkar Occupied Since - Last 6 Months
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mrs. Neeta Sawatkar Occupied Since - Last 6 Months
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8500/- Present 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.
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 Flat 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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark: As per site inspection, actual Carpet Area is 235.00 Sq. Ft. and Built-Up Area 305.00 Sq. Ft. mentioned in the documents. The loading between Carpet to Built-Up is 30%. We have considered area mentioned in the agreement for sale.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch to assess Fair Market Value as on 04.11.2024 for Residential Flat No. 203, 2nd Floor, Wing - B, Harshal Apartment, "New Harshal Co-Op. Hsg. Soc. Ltd.", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant.**

We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 23.02.2024 between Mr. Sanjay Shantaram Panderkar (The Transferor) And Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant(The Transferee).
2)	Copy of Occupancy Certificate No.04 / 516 / TMC / TDD / 814 Dated 16.12.2008 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.04 / 516 / TMC / TDD / 928 Dated 21.04.2005 issued by Thane Municipal Corporation.
4)	Copy of Electricity Bill Consumer No.000023051532 dated 11.10.2024 in the name of Mr. Sanjay Shantaram Panderkar.

Location

The said building is located at Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 1.1 Km. from Kalwa Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc. The flat internal condition is normal.

Valuation as on 4th November 2024



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The Built Up Area of the Residential Flat	:	305.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	305.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,62,500.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 1,83,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,740/- per Sq. M. i.e. ₹ 4,900/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 47,198/- per Sq. M. i.e. ₹ 4,385/- per Sq. Ft.
Value of property	:	305.00 Sq. Ft. X ₹ 10,000 = ₹30,50,000
Total Value of property as on 4th November 2024	:	₹30,50,000.00

(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)

Fair value of the property as on 4th November 2024	:	₹ 30,50,000.00 - ₹ 1,83,000.00 = ₹ 28,67,000.00
Total Value of the property	:	₹ 28,67,000.00
The realizable value of the property	:	₹25,80,300.00
Distress value of the property	:	₹22,93,600.00
Insurable value of the property (305.00 X 2,500.00)	:	₹7,62,500.00
Guideline value of the property (305.00 X 4385.00)	:	₹13,37,425.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, Wing - B, Harshal Apartment, "New Harshal Co-Op. Hsg. Soc. Ltd.", Manisha Nagar, Village - Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 28,67,000.00 (Rupees Twenty Eight Lakhs Sixty Seven Thousands Only)** as on 4th November 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 **4th November 2024** is **₹ 28,67,000.00 (Rupees Twenty Eight Lakhs Sixty Seven Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further



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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 + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2008 (As per occupancy certificate)				
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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Ceramic Tile Flooring.				
11	Finishing	: Cement Plastering.				
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. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

Technical details		Main Building	
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	:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	:	Not Provided
19	Underground sump – capacity and type of construction	:	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

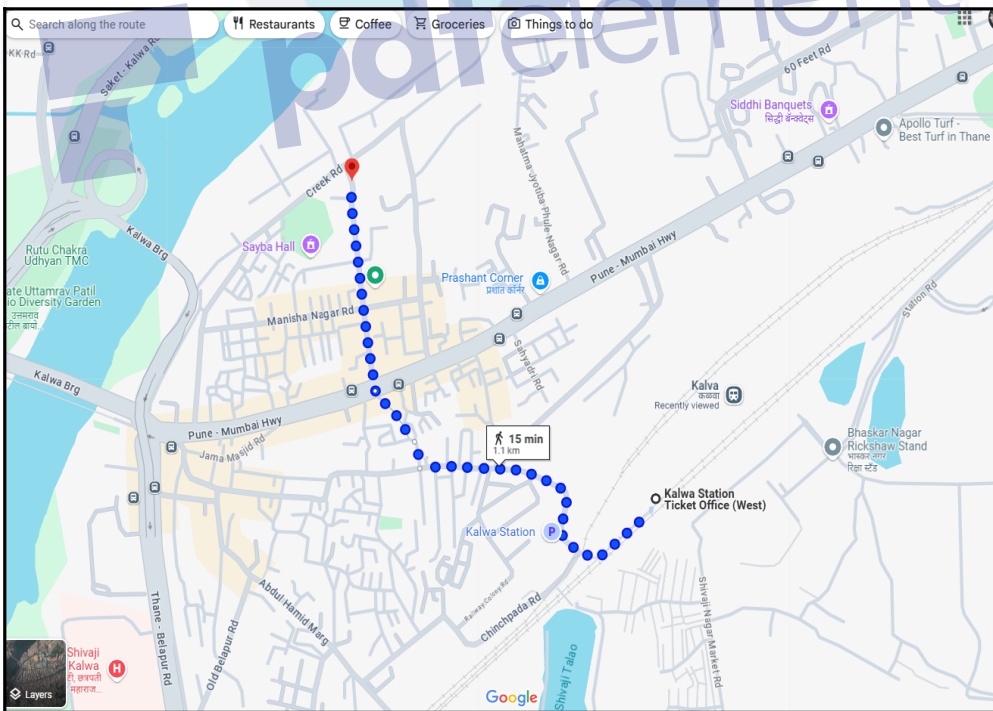
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'0.6"N 72°59'27.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 1.1 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 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo 14/50-10अ)	मुंबई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1	18100	58600	67300	89900	67300	चौ. मीटर
SurveyNo 14/51-10अ)	मुंबई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1 अतिकसीत प्र.चौ.मी.	7400	0	0	0	0	चौ. मीटर
SurveyNo 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 2	26300	76800	88100	106000	88100	चौ. मीटर
SurveyNo 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 3	26300	76800	88100	106000	88100	चौ. मीटर
SurveyNo 14/52-10ब)	मुंबई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 4	26300	76800	88100	106000	88100	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	58600			
Decrease by 10% on Flat Located on 2 nd Floor	5860			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	52,740.00	Sq. Mtr.	4,900.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18100			
The difference between land rate and building rate(A-B=C)	34,640.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	47,198.00	Sq. Mtr.	4,385.00	Sq. Ft.

Building not having lift

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



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

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Property	Sainath Apartment, Manisha Nagar, Kalwa		
Source	https://www.99acres.com/		
Floor	4th		
	Carpet	Built Up	Saleable
Area	341.67	410.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,293.00	₹10,244.00	-



99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kalwa > Flats for sale in Manisha nagar > 1 BHK Flats for sale in Manisha nagar > 30 to 35 Lakh Posted on Oct 16, 2024 | Ready to move

₹42 Lac

@ 10,243 per sq.ft.

Estimated EMI ₹33,546

1BHK 1Bath

Flat/Apartment for Sale

in Sainath Co Society, Manisha nagar, Kalwa, Thane

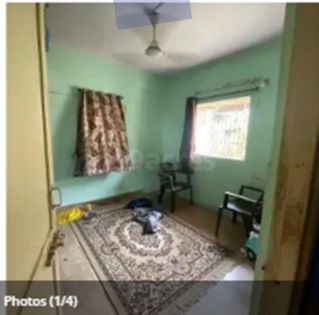
Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr. >

Property (4)



Photos (1/4)

Area

Built Up area: 410 sq.ft. (38.09 sq.m.)

Price

₹ 42 Lac+ Govt Charges & Tax @ 10,243 per sq.ft.

Floor Number

4th of 4 Floors

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Address

Sainath Co Society
Manisha nagar, Kalwa, Thane

Property Age

10+ Year Old

Places nearby View All (50)

Manisha nagar, Kalwa, Thane

Gaondevi Mandir Temple
Parsik bank ATM
Saraswat bank ATM
Axis bank ATM
Hdfc bank ATM
Pramila Ho →



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Price Indicators

Property	Kanishka Heights, Kalwa		
Source	https://www.99acres.com/		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	300.00	360.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,000.00	₹9,167.00	-

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kalwa > Flats for sale in Manisha nagar > 1 BHK Flats for sale in Manisha nagar > 30 to 35 Lakh

Posted on Aug 02, 2024 | Ready to move

₹33 Lac

@ 9,166 per sq.ft.

Estimated EMI ₹26,357

1BHK 1Bath

Flat/Apartment for Sale

in Kanishka Heights, Manisha nagar, Kalwa, Thane

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Articles

Property (2)

Photos (1/2)

Area

Built Up area: 360 sq.ft. (33.45 sq.m.)

Price

₹ 33 Lac @ 9,166 per sq.ft. (Negotiable)

Floor Number

2nd of 7 Floors

Overlooking

Main Road

Configuration

1 Bedroom, 1 Bathroom, 3+ Balconies

Address

Kanishka Heights
Manisha nagar, Kalwa, Thane

Facing

North

Property Age

10+ Year Old

Places nearby View All (50)

204 B, Manisha nagar, Kalwa, Thane

Gaondevi Mandir Temple
Shankar
Parsik bank ATM
Saraswat bank ATM
Axis bank ATM
Hdfc bank ATM

Why should you consider this property?

North Facing
Gated Society
Overlooking Main Road
Spartex Flooring
24*7 Water
Close to Railway Station

Price Indicators

Property	Manisha Nagar Kalwa		
Source	https://www.99acres.com/		
Floor	1st		
	Carpet	Built Up	Saleable
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,000.00	₹10,000.00	-

28/10/2024, 16:20

igr_487

48773

17-03-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 487/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2497213.44
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 103, पहिला मजला, बिल्डींग नं. 32, अवंती को. ऑप. हौ. सो. लि., मनिषा नगर, कळवा, ठाणे., क्षेत्र 350 चौ. फूट बिल्टअप(झोन नं. 14/52/डी 10ब) (Survey Number : and Hissa No.4/1, 4/2, 4/6, 5/1, 5/2, 5/7, 5/8 , 5/10, 10/1, 10/3, 10/5p ,10/5p, 19/1, 20/0, 21/0, 22/0, 23/1, 23/2, 27/0 and 28/0 ;)
(5) क्षेत्रफळ	350 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:-संतोष मारुती नांदूस्कर वय:-47 पत्ता:-प्लॉट नं: 103, माळा नं: पहिला मजला , इमारतीचे नाव: अवंती को. ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डींग नं 32, मनिषा नगर , रोड नं: कळवा, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ADCPN6335J 2): नाव:-चनिता संतोष नांदूस्कर वय:-45 पत्ता:-प्लॉट नं: 103, माळा नं: पहिला मजला, इमारतीचे नाव: अवंती को. ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डींग नं 32, मनिषा नगर, रोड नं: कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASRPN2912K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित अनंत आंग्रे वय:-27; पत्ता:-प्लॉट नं: रूम नं. 28, माळा नं: -, इमारतीचे नाव: श्री साईनाथ रहिवासी चाळ , ब्लॉक नं: रोड नं 28, राम नगर , रोड नं: डॉ. वाघ च्या बाजूला, वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BPXPA1691E 2): नाव:-अर्चना अनंत आंग्रे वय:-52; पत्ता:-प्लॉट नं: रूम नं 28, माळा नं: -, इमारतीचे नाव: श्री साईनाथ रहिवासी चाळ, ब्लॉक नं: रोड नं 28, राम नगर, रोड नं: बिहाईड डॉ. वाघ, वागळे इस्टेट, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CXFPA0428J
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	487/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	

Sale Instances

Property	Manisha Nagar Kalwa		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	395.83	475.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,769.00	₹11,474.00	-

28/10/2024, 16:18		iqr_14027	
14027536 16-07-2024		सूची क्र.2	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		द्वयम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 14027/2024 नोदणी : Regn:63m	
गावाचे नाव : कळवा			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	5450000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3389076		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे कळवा,ता.जि. ठाणे येथील झोन नं. 14/52/D-10ब... सदनिका नं 1,तळ मजला,बि नं 46,मनिषा नगर,पारिजात को ऑ हौ सोसा लि.,मनिषा नगर,कळवा,ठाणे सदनिकेचे क्षेत्र 475 चौ.फट बिल्टअप((Survey Number : 4/1,2,6, 5/1,2,7,8,10, 10/1,3,5(pt.), 19/1, 20, 21, 22, 23/1,2, 27, 28 ;))		
(5) क्षेत्रफळ	475 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:-वसुधा भूपेंद्र शिंदे वय:-64 पत्ता:-प्लॉट नं. , माळानं. , इमारतीचे नाव: सदनिका नं 1, तळ मजला, बिल्डींग नं 46, मनिषा नगर ,पारिजात को ऑ हौ सोसा लि., मनिषा नगर, कळवा, पश्चिम, ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AVUPS3883N		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शितल संतोष निकम लग्नापूर्वीचे नाव शितल आंबादास दबडे . वय:-35; पत्ता:-प्लॉट नं. , माळानं. , इमारतीचे नाव: रुम नं. 12, चिंतामणी चाळ क्र. 13, जानकी नगर, पार्सप लाईन जवळ, कळवा (पश्चिम), ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BJXP0185Q 2): नाव:-संतोष सहदेव निकम वय:-38; पत्ता:-प्लॉट नं. , माळानं. , इमारतीचे नाव: रुम नं. 12, चिंतामणी चाळ क्र. 13, जानकी नगर, पार्सप लाईन जवळ, कळवा (पश्चिम), ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AITPN0006C		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024		
(10)दस्त नोदणी केल्याचा दिनांक	15/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	14027/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	381500		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)शेरा			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th 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 knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 28,67,000.00 (Rupees Twenty Eight Lakhs Sixty Seven Thousands 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

