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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Amit Krishna Bhagwat**

Residential Flat No. B/303, 3rd Floor, Wing - B, "Indradhanu Palace Co.-Op. Hsg. Soc. Ltd. ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India.

Latitude Longitude : 19°12'6.4"N 72°58'36.2"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B/303, 3rd Floor, Wing - B, "Indradhanu Palace Co.- Op. Hsg. Soc. Ltd. ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Shri. Amit Krishna Bhagwat** .

Boundaries	:	Building	Flat
North	:	Wing - C, Indradhanu Palace CHSL	Flat No. 303
South	:	Wing - A, Indradhanu Palace CHSL	Flat No. 301
East	:	Chawls	Lift / Staircase
West	:	Vaishali Apartment Road	Flat No. 302

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 **₹ 92,13,600.00 (Rupees Ninety Two Lakhs Thirteen Thousands Six 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/87/2022-23

Encl.: Valuation report



Residential Flat No. B/303, 3rd Floor, Wing - B, "Indradhanu Palace Co.-Op. Hsg. Soc. Ltd. ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 19.11.2024 for Housing Loan Purpose.
1	Date of inspection	16.11.2024
3	Name of the owner / owners	Shri. Amit Krishna Bhagwat
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. B/303, 3 rd Floor, Wing - B, "Indradhanu Palace Co.-Op. Hsg. Soc. Ltd. ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India. Contact Person : Shri. Amit Krishna Bhagwat (Owner) Contact No. 9892020420
6	Location, Street, ward no	Village - Thane, District - Thane
7	Survey / Plot No. of land	CTS No - 58/2 (Part), Tika No. 8 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	Carpet Area in Sq. Ft. = 702.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 614.00 Terrace Area in Sq. Ft. = 88.00 Carpet Area in Sq. Ft. = 660.00 (Area As Per Agreement of Sale) Built Up Area in Sq. Ft. = 792.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Thane, Taluka - Thane, District - Thane, Pin - PIN Code - 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 - Shri. Amit Krishna Bhagwat

	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 - Shri. Amit Krishna Bhagwat
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	21,200.00 (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 – 1992 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 19.11.2024 for Residential Flat No. B/303, 3rd Floor, Wing - B, "**Indradhanu Palace Co.-Op. Hsg. Soc. Ltd.** ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Shri. Amit Krishna Bhagwat**.

We are in receipt of the following documents:

1)	Copy of Agreement of Sale Dated 14.10.2008 between Shri. Suresh Murlidhar Awate(The Transferor) And Shri. Amit Krishna Bhagwat(The transferee).
2)	Copy of Commencement Certificate V.P. No..87 / 120 / TMC / TDD / 559 Dated 28.11.1991 issued by Thane Municipal Corporation.
3)	Copy of Society Share Certificate No.22 Dated 24.05.2012 And Amit Krishna Bhagwat (The purchaser) issued by SOCIETY.
4)	Copy of Builder Possession Letter Dated 01.08.2006in the name of Shri. Suresh Murlidhar Awate issued by Arihant Builders.

Location

The said building is located at Village - Thane, Taluka - Thane, District - Thane, PIN Code - 400 601. The property falls in Residential Zone. It is at a traveling distance 1.8 Km from Thane Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick



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external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 3 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 2 Bedroom + 2 Living Room + Kitchen + Toilet + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Open plumbing with C.P. fittings. Casing Capping wiringetc.

Valuation as on 19th November 2024

The Carpet Area of the Residential Flat	:	660.00 Sq. Ft.
-----------------------------------------	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	1992 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Years
Cost of Construction	:	792.00 Sq. Ft. X ₹ 2,500.00 = ₹ 19,80,000.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$:	48.00%
Amount of depreciation	:	₹ 9,50,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,300/- per Sq. M. i.e. ₹ 12,384/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,10,772/- per Sq. M. i.e. ₹ 10,291/- per Sq. Ft.
Value of property	:	660.00 Sq. Ft. X ₹ 15,400 = ₹1,01,64,000
Total Value of property as on 19th November 2024	:	₹1,01,64,000.00

(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 19th November 2024	:	₹ 1,01,64,000.00 - ₹ 9,50,400.00 = ₹ 92,13,600.00
Total Value of the property	:	₹ 92,13,600.00
The realizable value of the property	:	₹82,92,240.00
Distress value of the property	:	₹73,70,880.00
Insurable value of the property (792.00 X 2,500.00)	:	₹19,80,000.00
Guideline value of the property (792.00 X 10291.00)	:	₹81,50,472.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/303, 3rd Floor, Wing - B, "Indradhanu Palace Co.-Op. Hsg. Soc. Ltd. ", Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India for this particular purpose at **₹ 92,13,600.00 (Rupees Ninety Two Lakhs Thirteen Thousands Six Hundred Only)** as on 19th November 2024



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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 **19th November 2024** is **₹ 92,13,600.00 (Rupees Ninety Two Lakhs Thirteen Thousands Six 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	:	Part Ground + Part Stilt + 8 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	:	1992 (As per site information)
4	Estimated future life	:	28 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	:	Vitrified Tile Flooring.



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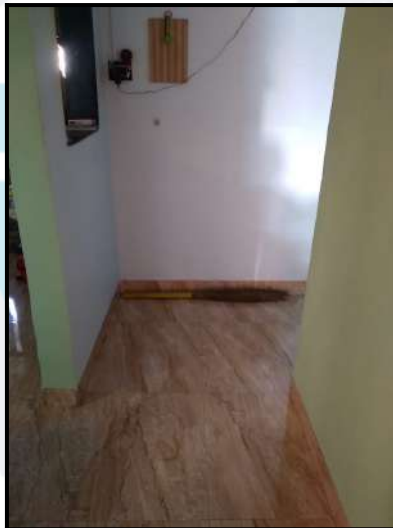
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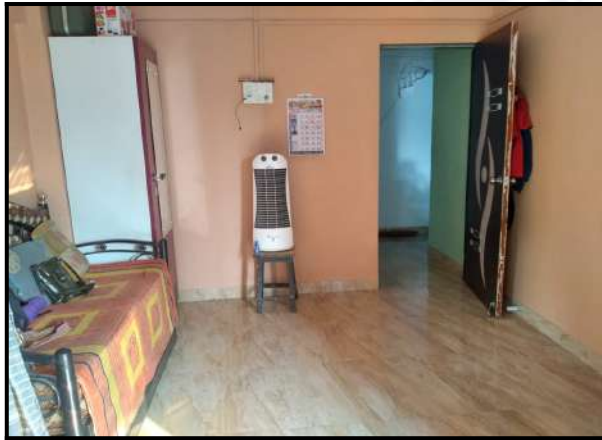
Technical details**Main Building**

11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Open plumbing with C.P. fittings. Casing Capping wiring
	(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	:	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



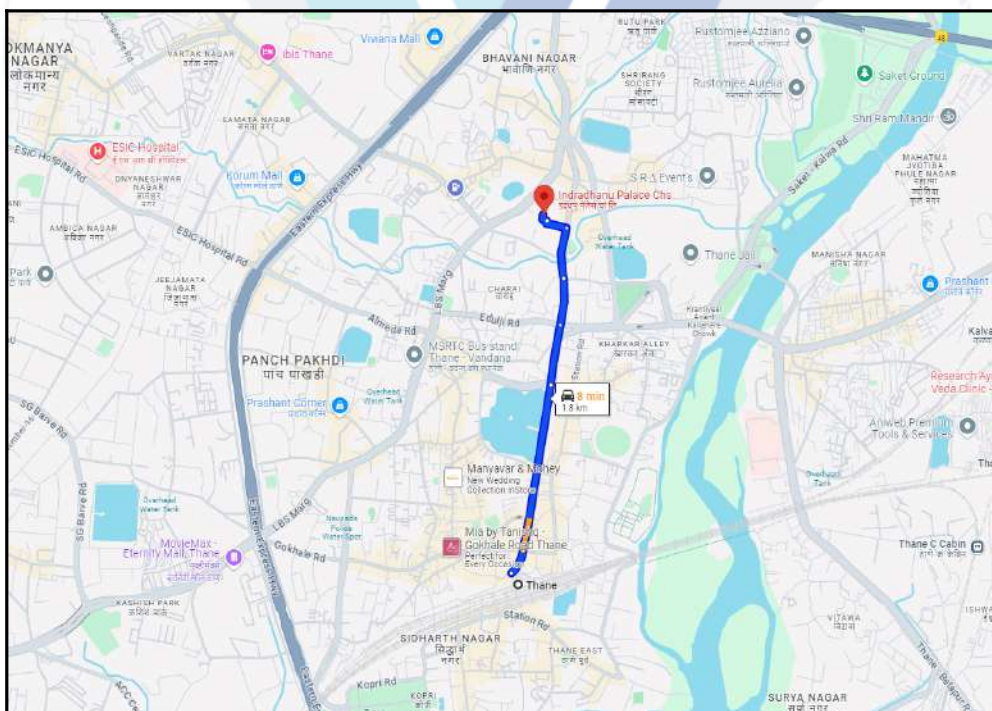
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'6.4"N 72°58'36.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.8 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI 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	5F) All Properties of Village Panchpakhadi, Excluding Properties covered in above Zones 5A to 5E. (Tika No. 8/1, C.T.S. No.)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/19/A	62900	133300	153300	225100	153300
Tika No. 8/1. C. T. S. No. 8/1/99/1, 8/1/99/2, 8/1/99/3, 8/1/99/4, 8/1/99/5, 8/1/107, 8/1/108A, 8/1/108B, 8/1/109, 8/1/110, 8/1/112, 8/1/122, 8/1/123A, 8/1/123B, 8/1/124, 8/1/125A, 8/1/125B, 8/1/126A, 8/1/126B, 8/1/127, 8/1/128, 8/1/129, 8/1/130, 8/1/131, 8/1/132, 8/1/150, 8/1/152, 8/1/153, 8/1/154, 8/1/155, 8/1/156, 8/1/157, 8/1/158, 8/1/159, 8/1/160, 8/1/161, 8/1/162, 8/1/163, 8/1/164, 8/1/165, 8/1/166, 8/1/167, 8/1/168, 8/1/169, 8/1/170, 8/1/171, 8/1/172, 8/1/173, 8/1/174, 8/1/175, 8/1/176, 8/1/177, 8/1/178, 8/1/179, 8/1/180A, 8/1/180B, 8/1/191, 8/1/192/1, 8/1/192/2, 8/1/192/3, 8/1/192/4, 8/1/192/5, 8/1/192/6, 8/1/192/7, 8/1/192/8, 8/1/192/9, 8/1/192/10, 8/1/192/11, 8/1/192/12, 8/1/192/13, 8/1/192/14, 8/1/192/15, 8/1/192/16, 8/1/192/17, 8/1/183, 8/1/184, 8/1/185, 8/1/186, 8/1/187, 8/1/188, 8/1/189, 8/1/190A, 8/1/190B, 8/1/191, 8/1/192, 8/1/193, 8/1/194, 8/1/195A/1, 8/1/195A/2, 8/1/195B, 8/1/196,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	133300			
Flat Located on 3 rd Floor	-		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,300.00	Sq. Mtr.	12,384.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	62900			
The difference between land rate and building rate(A-B=C)	70,400.00			
Percentage after Depreciation as per table(D)	32%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,10,772.00	Sq. Mtr.	10,291.00	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



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	600.00	720.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

99acres

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Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Uthalsar > 2 BHK Flats for sale in Uthalsar Posted on Oct 23, 2024 | Ready to move

₹1.2 Cr

@ 20,000 per sq.ft.
Estimated EMI ₹ 95,844

2BHK 2Baths

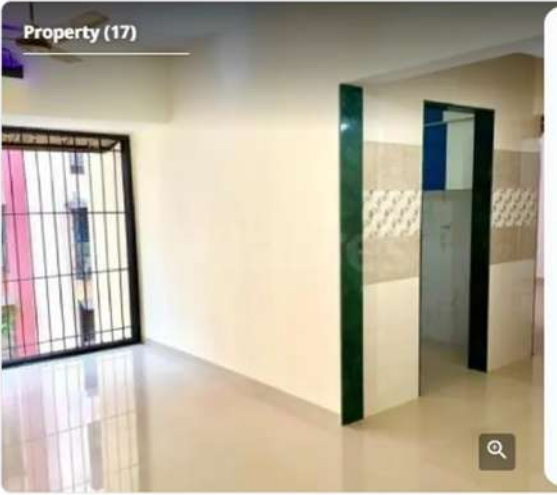
Flat/Apartment for Sale
in Blue Bird CHS, Uthalsar, Thane West

[Contact Dealer FREE](#)
[Shortlist](#)

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

Overview
Dealer Details
Price Trends
Recommendations
Articles

Property (17)



Area
Carpet area: 600 sq.ft. (55.74 sq.m.)

Price
₹ 1.2 Crore
@ 20,000 per sq.ft. (All inclusive) [View Price](#)
[Details](#)

Floor Number
6th of 7 Floors

Overlooking
Others

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony

Address
Blue Bird CHS
Uthalsar, Thane West

Facing
East

Property Age
1 to 5 Year Old

Places nearby

Uthalsar, Thane West [View All \(50\)](#)

[Nuri Baba Darga](#)

[Krishna temple](#)

[Akshaya Surgical and Maternity Home](#)

[Jyotimay Eye Hospital](#)

[Laxmi Jyot Eye H](#)

Why you should consider this property?

Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	576.39	691.67	830.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹15,614.00	₹13,012.00	₹10,843.00

Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾

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41 Views
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17 Photos
Map

UMESH G BHAT

Indradhanu Palace Chs

2 Bedroom 830 Sq.Ft. Apartment in Uthalsar Thane

Listing ID #7775045

₹ 90 L

- 2 Bedrooms + Pooja Room, Study Room, Extra Room
- Semi-Furnished
- 2 Bathroom
- 830 Sq.Ft. (Saleable Area)
- Road View
- 1st Floor out of 8 Floors

Recent Registered Sale

▲ Aug 2024 ₹ 48 L 482 Sq.Ft.

Whatsapp

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Found Something Wrong with this Listing? Report Here.

Save Extra with 2 offers

Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval Get Offer

More Offers

Overview
Furnishing
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time

Key Highlights

Breakthrough Price

Safe & Secure Locality

Affordable

Peaceful Vicinity

Schools in vicinity

Introducing Indradhanu Palace Chs, a breakthrough apartment in the heart of Uthalsar, Thane.

- This property offers a safe and secure locality with affordable prices, making it a perfect choice for home buyers

Contact our Real Estate Experts

Umesh G Bhat

+9

Hey there!

We are here to help?

Start Chat

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	504.17	605.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,884.00	₹11,570.00	-

11/18/24, 10:31 AM igr_21877

<p>21677536 31-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.</p>	<h3 style="margin: 0;">सूची क्र.2</h3>	<p>दुय्यम निबंधक : दु.नि. ठाणे 9 दस्ता क्रमांक : 21677/2023 नोंदणी : Regn:63m</p>
गावाचे नाव : ठाणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4777501.5	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन .; इतर माहिती: सदनिका क्रमांक 302,तिसरा मजला,जय शिवदर्शन को.ऑप.हो.सो.लि.,उथळसर नाका,जमशेदजी मकनजी रोड उथळसर ठाणे येथील सदनिकेचे क्षेत्रफळ 605 चौ.फुट बिल्टअप((Survey Number : Tika No. 8, City Survey No. 14 and 15. ;))	
(5) क्षेत्रफळ	605 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अनंत बाळाराम कदम -- वय:-51 पत्ता:-प्लॉट नं: सदनिका क्रमांक 302, , माळा नं: तिसरा मजला, , इमारतीचे नाव: जय शिवदर्शन को.ऑप.हो.सो.लि., , ब्लॉक नं: उथळसर नाका, जमशेदजी मकनजी रोड , रोड नं: उथळसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AEEP8141G 2): नाव.-अकिता अनंत कदम -- वय:-46 पत्ता:-प्लॉट नं: सदनिका क्रमांक 302, , माळा नं: तिसरा मजला, , इमारतीचे नाव: जय शिवदर्शन को.ऑप.हो.सो.लि., , ब्लॉक नं: उथळसर नाका, जमशेदजी मकनजी रोड , रोड नं: उथळसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-FEGPK6653L	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-साकीब अकील शेख -- वय:-25; पत्ता:-प्लॉट नं: सदनिका क्रमांक बी301, , माळा नं: तिसरा मजला, , इमारतीचे नाव: शेर दिल अपार्टमेंट, ब्लॉक नं: डॉ. अन्वारी रोड जामा मस्जिद समोर , रोड नं: पहिली राबोडी ठाणे , महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-HCQPS7134N 2): नाव.-अकील उस्मान शेख -- वय:-56; पत्ता:-प्लॉट नं: सदनिका क्रमांक बी301, , माळा नं: तिसरा मजला, , इमारतीचे नाव: शेर दिल अपार्टमेंट, ब्लॉक नं: डॉ. अन्वारी रोड जामा मस्जिद समोर , रोड नं: पहिली राबोडी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AMIP56275P	
(9) दस्तावेज करून दिल्याचा दिनांक	04/12/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	04/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	21677/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	490000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	898.00	1,077.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,579.00	₹8,816.00	-

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79473	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1
28-01-2024		दस्त क्रमांक : 794/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m

गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8682670.395
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: इतर माहिती: सदनिका नं. 604,6 वा मजला धन दुर्गा को. ऑप. हौसिंग सोसायटी अमृता हॉटेल जवळ उथळसर नाका ठाणे प. सदनिकेचे क्षेत्रफळ 898 चौ.फूट कार्पेट म्हणजेच 100.14 चौ.मी. बिल्ट अप((C.T.S. Number : 223 Tikka no. 8 ;))
(5) क्षेत्रफळ	100.14 चौ.मीटर
(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.-रसिका रमेश कदम , वय:-37 पत्ता.-प्लॉट नं. 604, माळी नं. 6वा, इमारतीचे नाव. धन दुर्गा को. ऑप. हौसिंग सोसायटी , ब्लॉक नं. अमृता हॉटेल जवळ , रोड नं. उथळसर नाका ठाणे प., महाराष्ट्र, ठाणे. पिन कोड.-400601 पॅन नं.-ALFPR6587N 2): नाव.-मयूर रमेश कदम . वय:-40 पत्ता.-प्लॉट नं. 604, माळी नं. 6 वा मजला, इमारतीचे नाव: धन दुर्गा को. ऑप. हौसिंग सोसायटी सी, ब्लॉक नं. अमृता हॉटेल जवळ, रोड नं. उथळसर नाका ठाणे प., महाराष्ट्र, ठाणे. पिन कोड.-400601 पॅन नं.-AOYPR1784R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-संध्या महादेव वाघमारे , वय:-36; पत्ता.-प्लॉट नं. 405, माळी नं. : इमारतीचे नाव: शिवछत्र बिल्डिंग, ब्लॉक नं. दादोजी कोंडदेव स्टेडियम जवळ , रोड नं. फायर ब्रिगेड रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड.-400601 पॅन नं.-ABKPW4653J
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2022
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	794/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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 **₹ 92,13,600.00 (Rupees Ninety Two Lakhs Thirteen Thousands Six 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/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

