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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Saurabh Madhav Paranjpe**

Commercial Shop No. 1, Ground Floor, "**Neelambari Co.-Op. Hsg. Soc. Ltd.**", G. B. Road, Charai,
CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane
(West), PIN Code - 400 601, State - Maharashtra, India.

Latitude Longitude : 19°11'47.7"N 72°58'24.9"E

Intended User:

Cosmos Bank
IMCS Thane Branch

IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab company Wagle
estate Thane

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

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 Commercial Shop No. 1, Ground Floor, "Neelambari Co.-Op. Hsg. Soc. Ltd.", G. B. Road, Charai, CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Saurabh Madhav Paranjpe**.

Boundaries of the property

North : Srinath Villa
South : Govind Bachaji Road
East : Internal Road
West : Krishna Tower

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 **₹ 48,04,625.00 (Rupees Forty Eight Lakhs Four Thousand Six Hundred And Twenty Five 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



Commercial Shop No. 1, Ground Floor, "Neelambari Co.-Op. Hsg. Soc. Ltd.", G. B. Road, Charai, CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, 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 27.11.2024 for Bank Loan Purpose.
1	Date of inspection	20.11.2024
3	Name of the owner / owners	Mr. Saurabh Madhav Paranjpe
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: Commercial Shop No. 1, Ground Floor, "Neelambari Co.-Op. Hsg. Soc. Ltd.", G. B. Road, Charai, CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India. Contact Person : Mr. Saurabh Madhav Paranjpe (Owner) Contact No. 9833480450
6	Location, Street, ward no	Village - Panchpakhadi, District - Thane
7	Survey / Plot No. of land	CTS No - 33 & Tikka No. 12D of Village - Panchpakhadi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 105.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 80.00 Loft Area in Sq. Ft. = 62.00 Built Up Area in Sq. Ft. = 125.00 (Area As Per Index- II)

13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, 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 - Mr. Saurabh Madhav Paranjpe
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Saurabh Madhav Paranjpe
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,300.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		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 Commercial in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2007 (As Per Prevoius valuation Report)
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, IMCS Thane Branch Branch to assess Fair Market Value as on 27.11.2024 for Commercial Shop No. 1, Ground Floor, "Neelambari Co.-Op. Hsg. Soc. Ltd.", G. B. Road, Charai, CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India belongs to **Mr. Saurabh Madhav Paranjpe**.

We are in receipt of the following documents:

1)	Copy of Index- II Document No.2720/2014 Dated 14.03.2014 between Chandrakala Dhanaji Yadav & Sudhakar Dhanaji Yadav(The Seller) And Saurabha Madhav Paranjape(The purchaser).
2)	Copy of Previous Valuation Report Dated 18.01.2024 issued by AON Fin Tech Private Limited.

Location

The said building is located at Village - Panchpakhadi, Taluka - Thane, District - Thane, PIN Code - 400 601. The property falls in Commercial Zone. It is at a traveling distance 1.5Km from Thane Railway Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 5 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The composition of Commercial shop is Single unit with Loft area. This Commercial Shop is Vitrified Tile Flooring, Glass door with MS Rolling Shutter, N.A., Not yet installedetc.

Valuation as on 27th November 2024

The Built Up Area of the Commercial Shop	:	125.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As Per Prevoius valuation Report)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years



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Cost of Construction	:	125.00 Sq. Ft. X ₹ 2,600.00 = ₹ 3,25,000.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$:	25.50%
Amount of depreciation	:	₹ 82,875.00
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)	:	₹ 1,21,332/- per Sq. M. i.e. ₹ 11,272/- per Sq. Ft.
Value of property	:	125.00 Sq. Ft. X ₹ 39,100 = ₹48,87,500
Total Value of property as on 27th November 2024	:	₹48,87,500.00

(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 27th November 2024	:	₹ 48,87,500.00 - ₹ 82,875.00 = ₹ 48,04,625.00
Total Value of the property	:	₹ 48,04,625.00
The realizable value of the property	:	₹43,24,163.00
Distress value of the property	:	₹38,43,700.00
Insurable value of the property (125.00 X 2,600.00)	:	₹3,25,000.00
Guideline value of the property (125.00 X 11272.00)	:	₹14,09,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 1, Ground Floor, "Neelambari Co.-Op. Hsg. Soc. Ltd.", G. B. Road, Charai, CTS No. 33 & Tikka No. 12D, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India for this particular purpose at ₹ 48,04,625.00 (Rupees Forty Eight Lakhs Four Thousand Six Hundred And Twenty Five Only) as on 27th 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 27th November 2024 is ₹ 48,04,625.00 (Rupees Forty Eight Lakhs Four Thousand Six Hundred And Twenty Five 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



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I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building								
1	No. of floors and height of each floor	: Ground + 7 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor								
3	Year of construction	: 2007 (As Per Previous valuation Report)								
4	Estimated future life	: 43 Years Subject to proper, preventive periodic maintenance & structural repairs								
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure								
6	Type of foundations	: R.C.C. Foundation								
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	: 6" Thk. Brick Masonery.								
9	Doors and Windows	: Glass door with MS Rolling Shutter, N.A., .								
10	Flooring	: Vitrified Tile Flooring.								
11	Finishing	: Cement Plastering + POP Finish.								
12	Roofing and terracing	: R. C. C. Slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%; text-align: center;">(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td style="text-align: center;">(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.	: Not yet installed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1" style="width: 100%;"> <tr> <td style="width: 5%; text-align: center;">(i)</td> <td>No. of water closets</td> </tr> <tr> <td style="text-align: center;">(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td style="text-align: center;">(iii)</td> <td>No. of urinals</td> </tr> <tr> <td style="text-align: center;">(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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								

Technical details**Main Building**

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



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
2024/2025
Annual Statement of Rates
Language
English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : पांचपाखाडी

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	बॉम्बेस	दुकाने	बीडोमिक	एकक (Rs.)
SurveyNo	5/19/A-5क) वरील अ,ब,क,ड,ई, वगळता पांचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 8/1	62900	133300	153300	225100	153300	चौ. मीटर
SurveyNo	5/19/B-5क) वरील अ,ब,क,ड,ई, वगळता पांचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 9	62900	133300	153300	225100	153300	चौ. मीटर
SurveyNo	5/19/C-5क) वरील अ,ब,क,ड,ई, वगळता पांचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 10/1	62900	133300	153300	225100	153300	चौ. मीटर
SurveyNo	5/19/D-5क) वरील अ,ब,क,ड,ई, वगळता पांचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 11	62900	133300	153300	225100	153300	चौ. मीटर
SurveyNo	5/19/E-5क) वरील अ,ब,क,ड,ई, वगळता पांचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 12/ब	62900	133300	153300	225100	153300	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Shop	133300			
No Increase on Shop Located on Ground Floor	-			
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)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,21,332.00	Sq. Mtr.	11,272.00	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
------------------------------------	-------------------------------------



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	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	Commercial		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	264.00	316.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹43,561.00	₹36,301.00	-

99acres

Commercial Buy

Post property FREE

Home > Commercial property for sale in Thane > Shop for sale in Thane > Shop for sale in Thane West > Shop for sale in Charai

Posted on Oct 20, 2024 | Ready to move

₹1.15 Cr @ 39,655 per sq.ft.

Estimated EMI ₹91,851

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

[Overview](#) [Dealer Details](#) [Recommendations](#)

Property (0)

Photos not shared by advertiser

Request Photos

Sale Amount
₹ 1.15 Crore
@ 39,655 per sq.ft. (Negotiable) [View Price Details](#)

Plot Area
350 sq.ft. ✓
(32.52 sq.m.)

Carpet Area
290 sq.ft. ✓
(26.94 sq.m.)

Built-up Area
400 sq.ft. ✓
(37.16 sq.m.)

Floor Number
Lower Ground

Parking
Only public parking available

Washrooms
Only Public Washrooms available

Key Highlights
Main road facing, Corner property, Near Entrance

Property Age
10+ Year Old

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

Nuri Baba Darga

Shankar

Renuka Nursing Home Thane

Civil Hospital Thane

Aishwarya Nursing Home - Thane

Why you should consider this property?

Price Indicators

Property	Commercial		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹48,000.00	₹40,000.00	-

Pay Rent
Post Your Property
Sign up
Log in
♥
☰ Menu

Commercial Buy

Shop In Thane West, Mumb...

Near Varad Hospital & ICU, Varad Hos...

₹ 1.2 Crores

40,000 / Sq.Ft

₹

90,112/Month

Estimated EMI

300 Sq.Ft

Built Up Area

Apply Loan

Photos
Location

Shortlist

Shop

Property Type

Public

Parking

Freehold

Ownership Type

Ground Floor

Of Total 3 Floors

Semi Furnished

Furnishing

More Than 10 Year

Age of Property

Jun 23, 2024

Posted On

Immediately

Available From

Get Owner Details
Report

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: New India Co-Operative Bank Limited Vasant Vihar Mulund East Railway Station Bus Stop

Mango Hotels - Airoli, Navi Mumbai Jupiter Hospital Thane MovieMax - Wonder Mall

Activity On This Property

0

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

NoBroker Services

NEW

Create

Check

NEW

Estimate

Book

Book

Sale Instances

Property	Commercial		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	180.00	216.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,000.00	₹33,333.00	-

11/23/24, 2:29 PM	sgr_11213	
1121374	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2
18-04-2024		दस्त क्रमांक : 11213/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : पांचपाखाडी		
(1)वितेखाचा प्रकार	करारनामा	
(2)मोबदला	7200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4517757	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं. 2., माळा नं: तळमजला, इमारतीचे नाव: तन्वी को.ऑप.हो.सो.लि, ब्लॉक नं: डॉ. लाइसरस रोड,गोविंद बच्चाजी रोड च्या मागे., रोड नं: चरई,ठाणे, इतर माहिती: शॉपचे क्षेत्रफळ 180 चौ.फुट कारपेट.((Survey Number : 63, TIKa NO. 12 ;))	
(5) क्षेत्रफळ	180 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:-शरद वसंतराव मोरे यांचेतर्फे कुलमुखत्यारी स्वप्नील शरद मोरे - वय:-46 पत्ता:-प्लॉट नं: सदनिका क्र. 102, माळा नं:-, इमारतीचे नाव: प्रेम अपार्टमेंट., ब्लॉक नं: साने गुरुजी मार्ग, एल.टी. क्रॉस रोड, रोड नं: मुलूंड पुर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-ALEPM2302C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्ष मोहन श्याम मंगला - वय:-25; पत्ता:-प्लॉट नं: रुम नं. 1/2, , माळा नं: तळमजला, इमारतीचे नाव: प्रगती को.ऑप.हो.सोसायटी., ब्लॉक नं: जॉन व्हिला बिल्डींग, जुना मुंबई पुणे रोड, अशोक गॅरिज जवळ., रोड नं: मनिषा नगर, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-DENPM6267P	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11213/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	504000	
(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.	

Sale Instances

Property	Commercial		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	129.00	154.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹46,512.00	₹38,760.00	-

11/23/24, 2:37 PM		igr_7708	
770873	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1	
18-10-2024		दस्त क्रमांक : 7708/2024	
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	6000000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2233550		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं 1, माळा नं: तळ मजला,ए विंग, इमारतीचे नाव: राज कृपा को ऑप हौ सो लि, ब्लॉक नं: पांचपाखाडी, रोड नं: ठाणे प, इतर माहिती: शॉपचे क्षेत्रफळ 155 चौ फूट बिल्टअप((Final Plot Number : 84 and 89, Original Plot No 141 ;))		
(5) क्षेत्रफळ	155 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:-डॉ. भूमिका बेथारिया (पॅन कार्ड प्रमाणे भूमिका शरद बेथारिया) . वय:-70 पत्ता:-प्लॉट नं: 205, माळा नं: 2 वा मजला , इमारतीचे नाव: पॉलिरीस को ऑप हौ सो लि, ब्लॉक नं: हिरानंदानी इस्टेट , रोड नं: जी बी रोड, ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ADOPB5886G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. अपर्णा महेश ताजणे (लग्नाआधीचे नाव अपर्णा अनंत शोडगे) . वय:-35; पत्ता:-प्लॉट नं: 802, माळा नं: 8 वा मजला, टॉवर ए , इमारतीचे नाव: रुणवाल पर्व, ब्लॉक नं: कोलशेत रोड, ठाणे प , रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ABBpz5424F		
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7708/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000		
(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.		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th 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 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 **₹ 48,04,625.00 (Rupees Forty Eight Lakhs Four Thousand Six Hundred And Twenty Five 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

