

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Dimple Dinesh Joshi & Mr. Dinesh Madhavji Joshi**

Basement No. 02 & 03, Basement Floor, Wing – A, “Jeevantara Co-Op. Soc. Ltd.”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, Maharashtra, India.

**Latitude Longitude - 19°11'21.0"N 72°58'08.9"E**

**Intended User:**  
**Cosmos Bank**

**Naupada**


Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra,  
Country - India, 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

The property bearing Basement No. 02 & 03, Basement Floor, Wing – A, “Jeevantara Co-Op. Soc. Ltd.”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, Maharashtra, India belongs to **Mrs. Dimple Dinesh Joshi & Mr. Dinesh Madhavji Joshi**.

### Boundaries of the property.

North	:	Residential Building
South	:	Residential Building
East	:	Under Construction Building
West	:	Internal Road & Bhagwati School

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 and valued for banking purpose for **₹ 1,85,41,098.00 (Rupees One Crore Eighty Five Lakh Forty One Thousand Ninety Eight 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.**

Director

**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

Auth. Sign.





### Our Pan India Presence at :

- |  |  |   |   |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Basement No. 02 & 03, Basement Floor, Wing – A, “Jeevantara Co-Op. Soc. Ltd.”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, 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 the Fair Market Value as on 02.01.2025 for Bank Loan Purpose
2	Date of inspection	22.11.2024
3	Name of the owner/ owners	<b>Mrs. Dimple Dinesh Joshi &amp; Mr. Dinesh Madhavji Joshi</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	<b>Address:</b> Basement No. 02 & 03, Basement Floor, Wing – A, “Jeevantara Co-Op. Soc. Ltd.”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, Maharashtra, India.  <b>Contact Person:</b> Mrs. Dimple Dinesh Joshi (Owner) Contact No. 9869161753
6	Location, street, ward no	Tika No. 15, Near Bhagwati School, Vishnu Nagar, Thane (West)
	Survey/ Plot no. of land	Survey No. 16, Hissa No. 3 (Part) & 5, CTS No. 68 of Village – Naupada
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, 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
	<b>LAND</b>	
12	Area of Basement supported by documentary proof. Shape, dimension and physical features	Caret area in Sq. Ft. = 924.00 (Area as per site measurement)  Basement No. 2 in Sq. Ft. = 758.00 Basement No. 3 in Sq. Ft. = 83.00 <b>Total Carpet Area in Sq. Ft. = 841.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Near Bhagwati School, Chatrapati Sambhaji Road, Vishnu Nagar
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) Basement 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
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
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 – Mrs. Dimple Dinesh Joshi & Mr. Dinesh Madhavji Joshi
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N. A
	(ii) Portions in their occupation	N. A



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 46,000.00 (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.
		<b>SALES</b>	
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 Basement 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.

<b><i>COST OF CONSTRUCTION</i></b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (As per Site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p><b><i>Remark:</i></b></p> <p><b><i>1. As per Approved Plan and site visit property is used for storage purpose. Basement No. 2 &amp; 3 mentioned in the Agreement. But in the Approved Plan numbers / demarcation are not found for any store in the basement.</i></b></p> <p><b><i>2. As per site inspection Basement No. 2 &amp; 3 internally amalgamated with single entrance. For the purpose of valuation, we have considered the area as per Agreement.</i></b></p>		

## **PART II- VALUATION**

### **GENERAL:**

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 02.01.2025 for Basement No. 02 & 03, Basement Floor, Wing – A, “**Jeevantara Co-Op. Soc. Ltd.**”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, Maharashtra, India belongs to **Mrs. Dimple Dinesh Joshi & Mr. Dinesh Madhavji Joshi.**

### **We are in receipt of the following documents:**

1.	Copy of Agreement for sale dated 21.03.2017 between Aniruddha Group (The Promoter) And Mrs. Dimple Dinesh Joshi & Mr. Dinesh Madhavji Joshi (Purchaser).
2.	Copy of Approved building plan V. P. No. S02 / 0085 / 11 / TMC / TD-DP / TPS / 2072 / 17 dated 01.03.2027 issued by Thane Municipal Corporation

### **LOCATION:**

The said Basement is located at Near Bhagwati School, Vishnu Nagar of Village – Naupada, Thane (West). The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Thane railway station.

### **BUILDING:**

The building under reference is Basement + Ground + 7 Upper Floors. It is a RCC framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Good. The building is used for Residential purpose. The building is having 1 lift.

### **Basement:**

The Basement under reference is situated on the Basement Floor. The composition of basement is single large unit used for storage purpose of medicine. The basement is finished with Vitrified Floor, Teak wood, Glass Door, MS Rolling Shutter, Concealed electrification.



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**Valuation as on 02<sup>nd</sup> January 2025**

<b>The Carpet Area of the Basement</b>	<b>:</b>	<b>841.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	9 Years
Cost of Construction	:	1,009.00 X ₹ 2,800.00 = ₹ 28,25,200.00
Depreciation $\{(100-10) \times 9 / 60\}$	:	13.50%
Amount of depreciation	:	₹ 3,81,402.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,500.00 per Sq. M. i.e., ₹ 13,424.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,36,409.00 per Sq. M. i.e., ₹ 12,673.00 per Sq. Ft.
70% Rate of office consider for basement	:	₹ 95,486.30 per Sq. M. i.e., ₹ 8,870.89 per Sq. Ft.
Prevailing market rate	:	₹ 22,500.00 per Sq. Ft.
<b>Value of property as on 02.01.2025</b>	<b>:</b>	<b>841.00 Sq. Ft. X ₹ 22,500.00 = ₹ 1,89,22,500.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 02.01.2025</b>	<b>:</b>	<b>₹ 1,89,22,500.00 - ₹ 3,81,402.00 =</b> <b>₹ 1,85,41,098.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,85,41,098.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,66,86,988.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,48,32,878.00</b>
<b>Insurable value of the property (1009.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 28,25,200.00</b>
<b>Guideline value of the property (1009.00 X 8,871.00)</b>	<b>:</b>	<b>₹ 89,50,839.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Basement No. 02 & 03, Basement Floor, Wing – A, “Jeevantara Co-Op. Soc. Ltd.”, Near Bhagwati School, Vishnu Nagar, Village - Naupada, Thane (West), Taluka & District – Thane, PIN – 400 602, Maharashtra, India for this particular purpose at **₹ 1,85,41,098.00 (Rupees One Crore Eighty Five Lakh Forty One Thousand Ninety Eight Only)** as on 02<sup>nd</sup> January 2025.



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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 **02<sup>nd</sup> January 2025** is **₹ 1,85,41,098.00 (Rupees One Crore Eighty Five Lakh Forty One Thousand Ninety Eight 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Basement + Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a basement situated on Basement floor.
3.	Year of construction	2015 (As per site information)
4.	Estimated future life	51 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	RCC frame Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.



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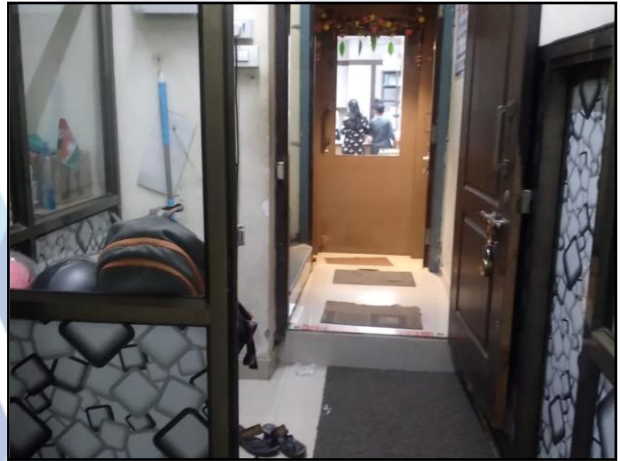
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood, Glass Door, MS Rolling Shutter
10	Flooring	Vitrified Tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	A.C. Sheet Roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Ordinary
15	Sanitary installations	-
	(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.	-
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	1 Lift
19	UnderBasement 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

## Actual site Photographs





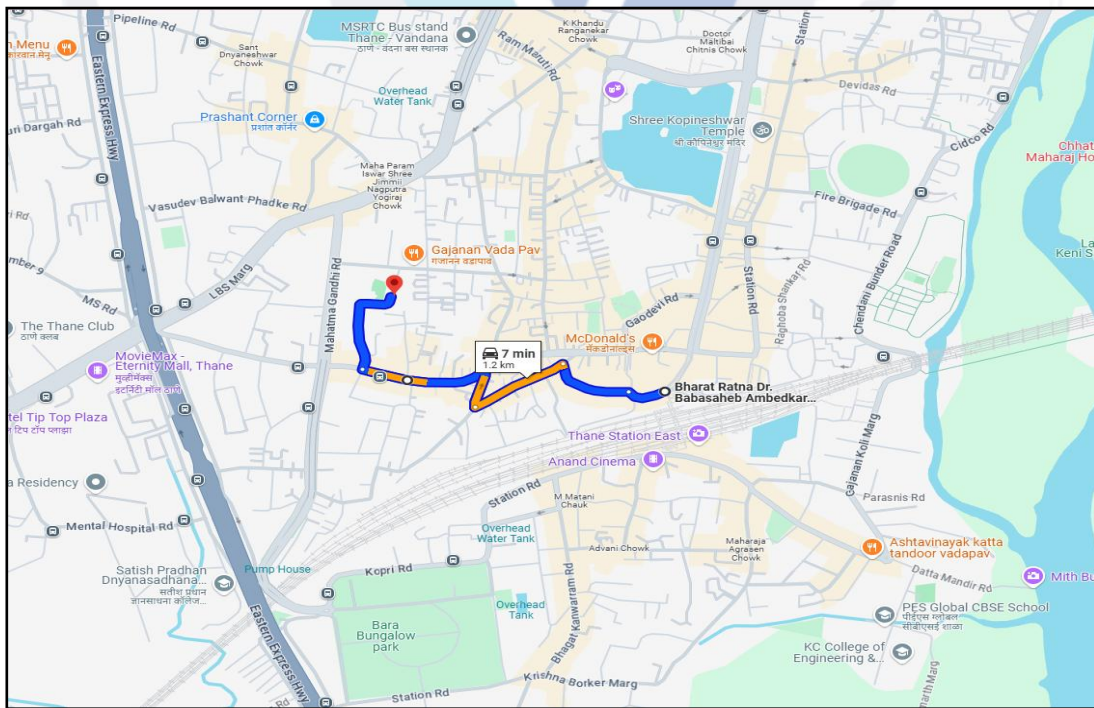
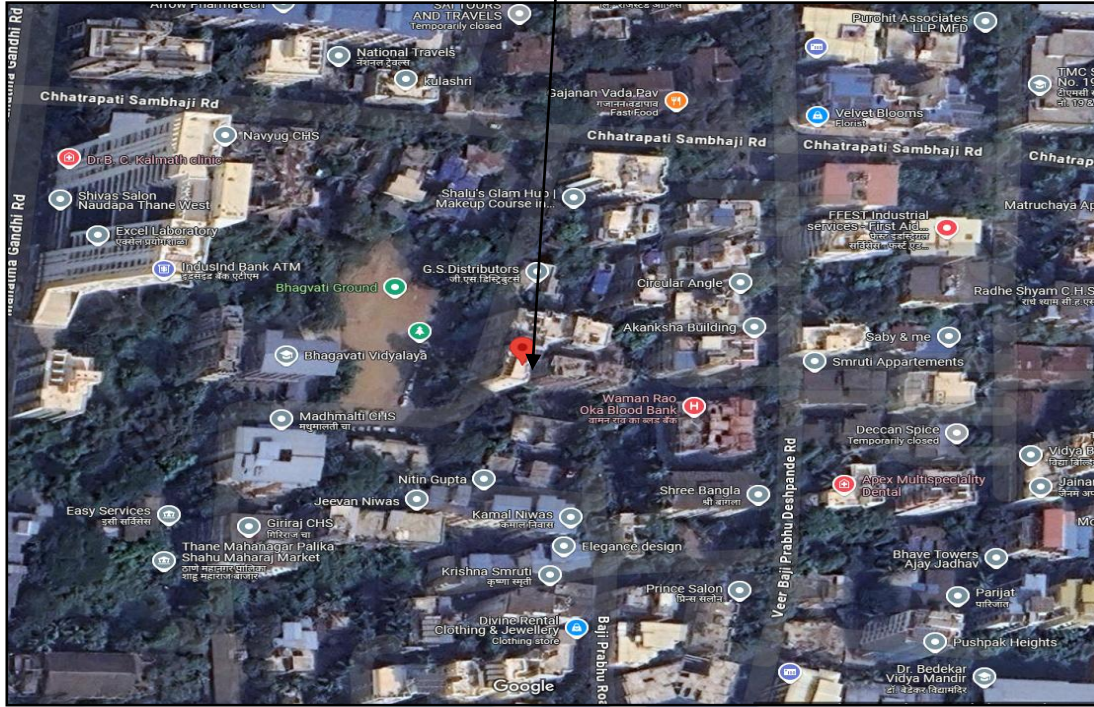
## Actual site Photographs





# Route Map of the property

Site u/r



**Latitude Longitude - 19°11'21.0"N 72°58'08.9"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Thane – 1.2 Km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : NAUPADA 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	6B-2) All the properties on East of Mumbai-Agra Express Highway except properties in above B-1. Tika No. 15, C. T. S. No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/12/A	54600	116200	144500	205600	144500
Tika No. 15, C. T. S. No. 15/33, 15/34, 15/35, 15/36, 15/37, 15/38, 15/39, 15/40, 15/41A, 15/41B, 15/42, 15/43, 15/44, 15/45, 15/46D, 15/46A, 15/46B, 15/46G, 15/46C, 15/47, 15/48, 15/49, 15/50, 15/51, 15/52, 15/53A, 15/53B, 15/54, 15/55, 15/56, 15/57, 15/58, 15/59, 15/60, 15/61, 15/62, 15/63, 15/64, 15/65, 15/66, 15/67, 15/68, 15/69, 15/70, 15/71, 15/74, 15/75B, 15/75A/1, 15/75A/2, 15/76, 15/77, 15/78, 15/79, 15/80, 15/81, 15/82, 15/83, 15/87						
<a href="#" style="color: #00796b; text-decoration: none;">⇐ Compare With Previous Year</a> <span style="float: right; color: #00796b; text-decoration: none;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Basement</b>	1,44,500.00			
No Increase by Basement Located on Basement Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,44,500.00</b>	<b>Sq. Mtr.</b>	<b>13,424.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	54,600.00			
The difference between land rate and building rate (A – B = C)	89,900.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years)	91%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,36,409.00</b>	<b>Sq. Mtr.</b>	<b>12,673.00</b>	<b>Sq. Ft.</b>
<b>70% Rate of office consider for basement</b>	<b>95,486.30</b>	<b>Sq. Mtr.</b>	<b>8,871.00</b>	<b>Sq. Ft.</b>

### **Basement not having lift**

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

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

**Table – D: Depreciation Percentage Table**

Completed Age of Basement 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	Commercial Office		
Source	Magicbricks.com		
Floor	Ground floor		
	Carpet	Built Up	
Area	145.00	174.00	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 35,862.00	₹ 29,885.00	

magicbricks

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145 Sq-ft Commercial Office Space For Sale in [Naupada, Thane](#)

**Unfurnished** | **1 Car Parking**

<p><b>Super Area</b> 145 sqft ₹ 35,862/sqft</p>	<p><b>Carpet Area</b> 145 sqft ₹ 35,862/sqft</p>	<p><b>Floor</b> Ground(Out of 5 Floors)</p>
<p><b>Units On Floor</b> 2</p>	<p><b>Pantry</b> No Personal Pantry</p>	<p><b>Washroom</b> None</p>
<p><b>Overlooking</b> Not Available</p>	<p><b>Facing</b> East</p>	<p><b>LEED Certification</b> Certified</p>

**Contact Agent**  
Ritesh Mehta +91-99XXXXXXX

Get Phone No.

✓ 1 Open Parking(s) Available
✓ Grade A Class Building

Contact Agent

Get Phone No.

### More Details

Price	₹ 52 Lac
Booking Amount	₹ 5.0 Lac
Facilities	Power Back Up, Lift, Security, Water Storage, CCTV Camera, Fire Sprinklers
Address	Hariniwas circle, Naupada, Thane, Maharashtra
Lifts	1
Water Availability	24 Hours Available
Pre Leased Property	No

View all details ▾

**Description:** Unfurnished office space on rent at Naupada Hariniwas circle Thane west. Having 2 wheeler parking only. 10-15 mins from Thane station. Kindly contact for more details and visit.

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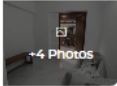
## Price Indicators

Property	Commercial Office		
Source	Magicbricks.com		
Floor	Ground floor		
	Carpet	Built Up	
Area	160.00	192.00	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 35,000.00	₹ 29,167.00	

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160 Sq-ft Commercial Office Space For Sale in **Naupada, Thane**

+4 Photos

Unfurnished
1 Car Parking

Super Area <b>160 sqft</b> ₹ 35,000/sqft	Carpet Area <b>160 sqft</b> ₹ 35,000/sqft	Floor <b>Ground(Out of 5 Floors)</b>
Units On Floor <b>4</b>	Pantry <b>No Personal Pantry</b>	Washroom <b>None</b>
Overlooking <b>Not Available</b>	Facing <b>East</b>	LEED Certification <b>Certified</b>

1 Open Parking(s) Available
Grade A Class Building

**Contact Agent**

Ritesh Mehta -91-99XXXXXXX

Get Phone No.

Contact Agent


Get Phone No.

### More Details

Price	₹ 56 Lac
Booking Amount	₹ 5.0 Lac
Facilities	Power Back Up, Lift, Security, Water Storage, CCTV Camera, Fire Sprinklers
Address	Hariniwas circle, Naupada, Thane, Maharashtra
Lifts	1
Water Availability	24 Hours Available
Pre Leased Property	No

[View all details ▾](#)

**Description:** Unfurnished office space on rent at Naupada Hariniwas circle Thane west. Having 2 wheeler parking only. 10-15 mins from Thane station. Kindly contact for more details and visit.




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## Sales Instance

Property	Commercial Basement Gala		
Source	Index II		
Floor	Basement		
	Carpet	Built Up	
Area	745.38	894.456	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 17,215.00	₹ 14,346.00	

18983536 04-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 18983/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : नौपाडा</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	11964000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10515300	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: कमर्शियल बेसमेंट गाळा बेसमेंट मजला,ए विंग,जीवनतारा कॉ. ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड,रामवाडी,विष्णू नगर,नौपाडा,ठाणे,पश्चिम,क्षेत्र 745.38 चौ. फूट कार्पेट(( C.T.S. Number : टीकां नं. 15, सिटी सर्वे नं. 68, सर्वे नं. 16/3 ; ) )	
(5) क्षेत्रफळ	745.38 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जी. एस. डिस्ट्रिब्युटर्स भागीदारी संस्था तर्फे भागीदार सीताराणी नरिंदर गुप्ता तर्फे कुलमुखत्यार धारक अनुपकुमार नरिंदर गुप्ता वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AADFG0032B 2): नाव:-जी. एस. डिस्ट्रिब्युटर्स भागीदारी संस्था तर्फे भागीदार अनुपकुमार नरिंदर गुप्ता वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AADFG0032B 3): नाव:-जी. एस. डिस्ट्रिब्युटर्स भागीदारी संस्था तर्फे भागीदार रूक्मणी अनुपकुमार गुप्ता वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AADFG0032B 4): नाव:-जी. एस. डिस्ट्रिब्युटर्स भागीदारी संस्था तर्फे भागीदार चंदन अनुपकुमार गुप्ता वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AADFG0032B	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुपकुमार नरिंदर गुप्ता वय:-67; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 401/402, आकांक्षा कॉ. ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड, ओपन हाऊस जवळ, पाचपाखाडी, ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AEPPG9768L 2): नाव:-रूक्मणी अनुपकुमार गुप्ता वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 401/402, आकांक्षा कॉ. ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड, ओपन हाऊस जवळ, पाचपाखाडी, ठाणे, पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AFDPG5835R	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	18983/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	837500	
(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.	



## Sales Instance

Property	Shop		
Source	Index II		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	47.68	57.216	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 39,048.00	₹ 32,540.00	-

1611536 26-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 1611/2023 नोदणी : Regn:63m
<b>गावाचे नाव : नौपाडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1725000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1092866.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: झोन नं. 3/12/ ए-6ब-2,मोजे-नौपाडा,ता.जि. ठाणे येथील सिटीसर्व्हे नं. 66/3,68,टिका नं. 15,शॉप नं. 4,तळमजला,जीवनतारा को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,रामवाडी,विष्णु नगर,नौपाडा,ठाणे,क्षेत्र 47.68 चौरस फुट कारपेट.( ( C.T.S. Number : 66/3, 68 TIKA NO. 15 ; ) )	
(5) क्षेत्रफळ	47.68 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:-राधा कन्हैया अग्रवाल - वय:-49 पत्ता:-प्लॉट नं. शॉप नं. 1302, माला नं. -, इमारतीचे नाव: गौतम सिंधु, ब्लॉक नं. आराधना सिनेमा जवळ, रोड नं. पाचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-:AANPA9642H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती किशोर बागवे - वय:-59; पत्ता:-प्लॉट नं. सदनिका क्र. 5, माला नं. -, इमारतीचे नाव: ठाणे मुकुंद एम्प्लॉय, ब्लॉक नं. गंगा बिल्डिंग, आनंद पार्क, ऋतू पार्क जवळ, रोड नं. माजिवडे, गोपाल बाग, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-:AVLPB5208P 2): नाव:-किशोर बाळकृष्ण बागवे - वय:-59; पत्ता:-प्लॉट नं. सदनिका क्र. 5, माला नं. -, इमारतीचे नाव: ठाणे मुकुंद एम्प्लॉय, ब्लॉक नं. गंगा बिल्डिंग, आनंद पार्क, ऋतू पार्क जवळ, रोड नं. माजिवडे, गोपाल बाग, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं.-:AFGPB7247D	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1611/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	120800	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	17300	
(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 **02<sup>nd</sup> January 2025**.

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 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.

**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 **₹ 1,85,41,098.00 (Rupees One Crore Eighty Five Lakh Forty One Thousand Ninety Eight Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**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

Auth. Sign.