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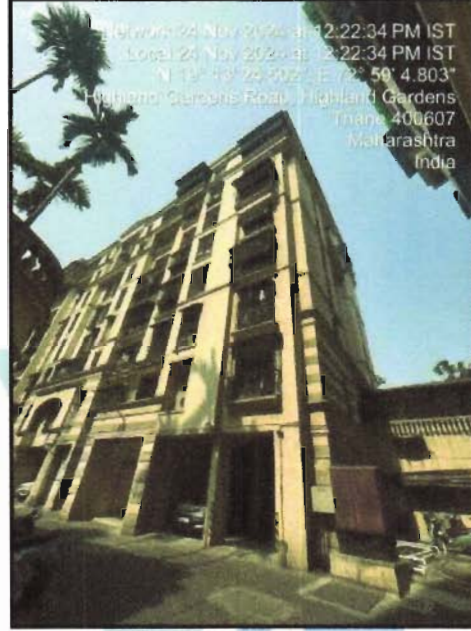
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Nilesh Vilas Gholap**

Residential Flat No. 302, 3rd Floor, Building No A-6, "**Highland Gardens Co-Op. Hsg. Soc. Ltd.**",
Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra,
Country - India.

Latitude Longitude : 19°13'24.8"N 72°59'4.8"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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Regd. Office

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

📞 +91 2247495919

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Vastu/Mumbai/11/2024/012543/2309199

26/5-284-PRBS

Date: 26.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No A-6, "**Highland Gardens Co-Op. Hsg. Soc. Ltd.**", Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India belongs to **Mr. Nilesh Vilas Gholap** .

Boundaries of the property

North : Highland Gardens Road
South : Internal Road
East : Internal Road
West : Pinac Galaxy

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 **₹ 1,15,38,836.00 (Rupees One Crore Fifteen Lakhs Thirty Eight Thousands Eight Hundred And Thirty Six 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.26 15:20:38 +05'30'

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



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Regd. Office

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

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Residential Flat No. 302, 3rd Floor, Building No A-6, "**Highland Gardens Co-Op. Hsg. Soc. Ltd.**", Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, 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 26.11.2024 for Bank Loan Purpose.
1	Date of inspection	22.11.2024
3	Name of the owner / owners	Mr. Nilesh Vilas Gholap
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. 302, 3 rd Floor, Building No A-6, " Highland Gardens Co-Op. Hsg. Soc. Ltd. ", Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India. Contact Person : Mirs. Saudamini Gholap (Owner's Mother) Contact No. 8879487750
6	Location, Street, ward no	Village - Dhokali, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Dhokali New Survey No - 62/5A, 63/1, 4, 66/17 & others
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	<p>Carpet Area in Sq. Ft. = 596.52 (Area as per Site measurement) Carpet Area in Sq. Ft. = 572.00 Cupboard Area in Sq. Ft. = 24.00</p> <p>Carpet Area in Sq. Ft. = 643.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 771.60 (Carpet Area + 20%)</p> <p>All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dhokali, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 608
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. Nilesh Vilas Gholap
	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. Nilesh Vilas Gholap
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	24,800.00 (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 – 2013 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 26.11.2024 for Residential Flat No. 302, 3rd Floor, Building No A-6, "**Highland Gardens Co-Op. Hsg. Soc. Ltd.**", Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India belongs to **Mr. Nilesh Vilas Gholap**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10573 / 2010 Dated 06.09.2010 between M/s. Siddhi Real Estate Developers (The Promoter) And Mr. Nilesh Vilas Gholap (The Purchaser).
2)	Copy of Occupancy Certificate No.2005 / 138 / TMC / TDD / 126 Dated 15.09.2013 issued by Thane Municipal Corporation.
3)	Copy of Society Share Certificate No.91 Dated 06.01.2018 And Mr. Nilesh Vilas Gholap (The Purchaser) issued by Highland Garden Co-Op. Hsg. Soc. Ltd.

Location

The said building is located at Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608. The property falls in Residential Zone. It is at a traveling distance 5 Km. from Thane Railway Station.



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Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick 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 4 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 + Living Room + Kitchen + Dining + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th November 2024

The Carpet Area of the Residential Flat	:	643.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	771.60 Sq. Ft. X ₹ 2,800.00 = ₹ 21,60,480.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$:	16.50%
Amount of depreciation	:	₹ 3,56,664.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,16,300/- per Sq. M. i.e. ₹ 10,805/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,07,632/- per Sq. M. i.e. ₹ 9,999/- per Sq. Ft.
Value of property	:	643.00 Sq. Ft. X ₹ 18,500 = ₹1,18,95,500
Total Value of property as on 26th November 2024	:	₹1,18,95,500.00

(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 26th November 2024	:	₹ 1,18,95,500.00 - ₹ 3,56,664.00 = ₹ 1,15,38,836.00
Total Value of the property	:	₹ 1,15,38,836.00
The realizable value of the property	:	₹1,03,84,952.00
Distress value of the property	:	₹92,31,069.00
Insurable value of the property (771.60 X 2,800.00)	:	₹21,60,480.00
Guideline value of the property (771.60 X 9999.00)	:	₹77,15,228.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Building No A-6, "Highland Gardens Co-Op. Hsg. Soc. Ltd.", Village - Dhokali, Thane (West), Taluka - Thane, District -



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Thane, PIN - 400 608, State - Maharashtra, Country - India for this particular purpose at ₹ 1,15,38,836.00 (Rupees One Crore Fifteen Lakhs Thirty Eight Thousands Eight Hundred And Thirty Six Only) as on 26th 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 **26th November 2024** is ₹ 1,15,38,836.00 (Rupees One Crore Fifteen Lakhs Thirty Eight Thousands Eight Hundred And Thirty Six 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	:	Stilt + 7 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	:	2013 (As per occupancy certificate)
4	Estimated future life	:	49 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.



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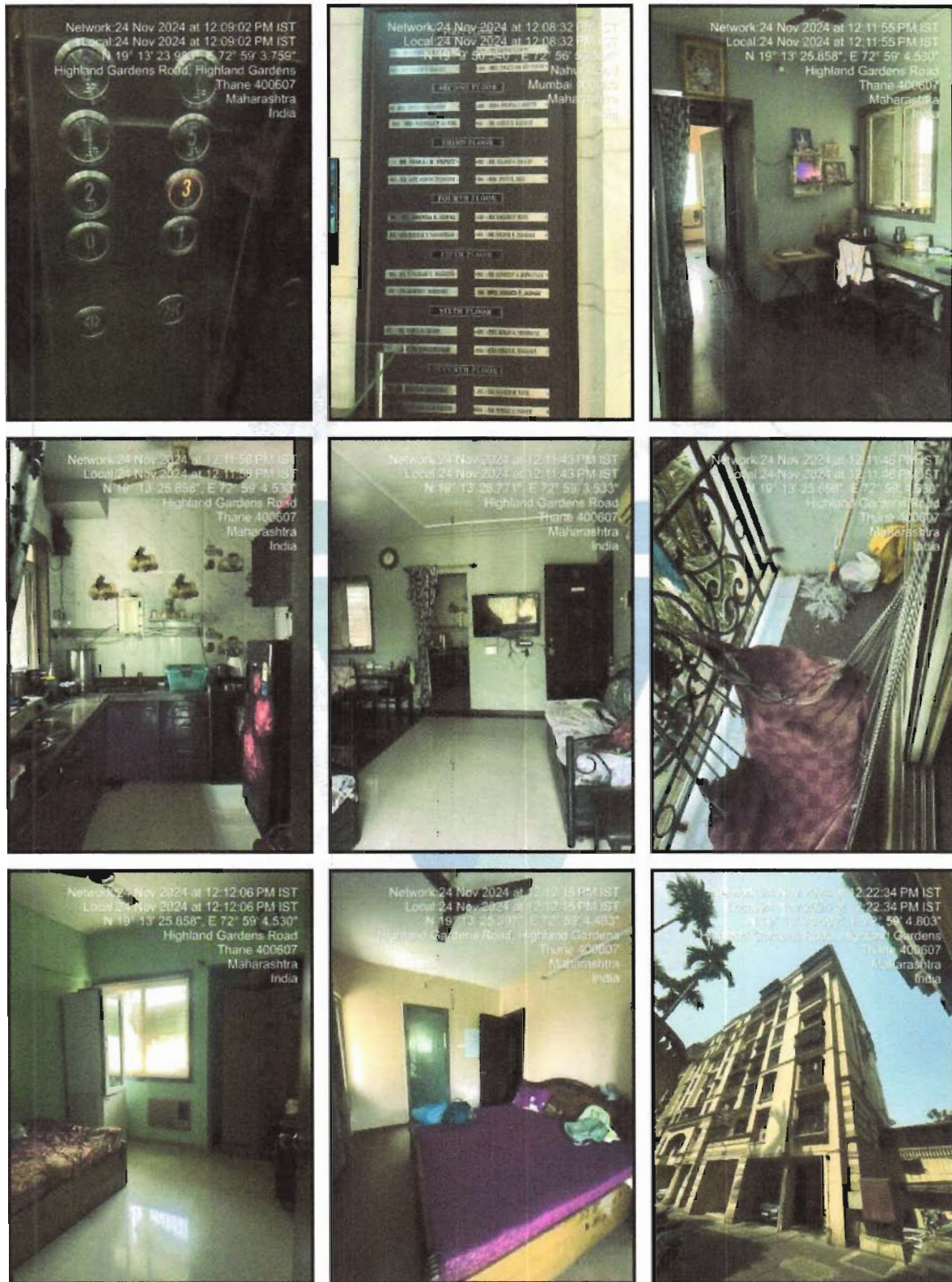
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Technical details		Main Building
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering + POP Finish.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(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	: All external walls are 9" thick and partition walls are 6" thick.
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



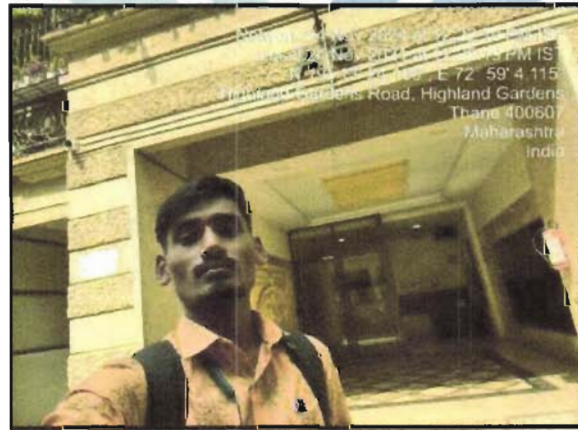
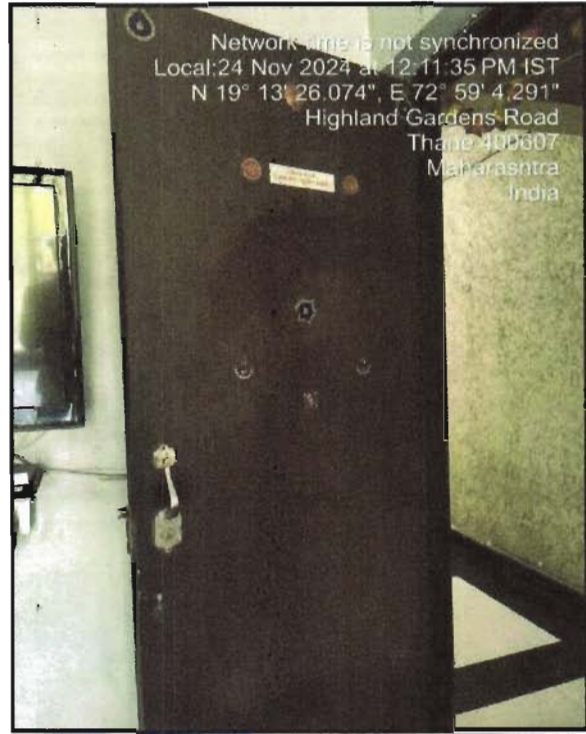
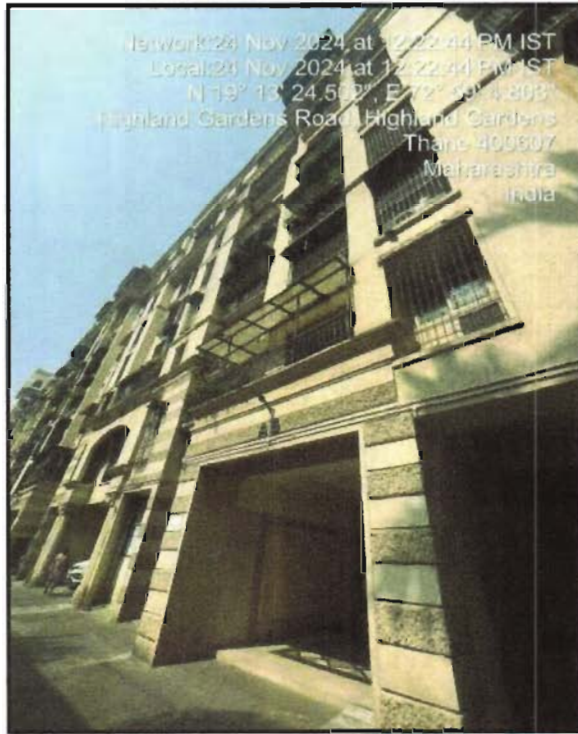
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Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°13'24.8"N 72°59'4.8"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 5 Km.).

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: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Dhokali (Thane Mahanagarpa)

Search By: Survey No. SubZones

Enter Survey No: 66 Search

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
६ ३४-३ई-२) दोकाळी गावातील उपविभाग ३अ-२ व ३ब-२ सगळता उर्वरित सिटीएस व गट नंबर सिटीएस नंबर	३७५००	११६३००	१२०१००	१४४२००	१२०१००	चौ. मीटर गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	116300			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,16,300.00	Sq. Mtr.	10,805.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	37500			
The difference between land rate and building rate(A-B=C)	78,800.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,07,632.00	Sq. Mtr.	9,999.00	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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	453.00	543.60	652.32
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,764.00	₹15,637.00	₹13,030.00

magicbricks
Buy | Rent | Sell | Home Loans
HI, BINU C.
Post

₹85.0 Lac

1 BHK 612 Sq. Ft Flat For Sale Dhokali, Thane



+17 Photos

1 Bed | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet area: 453 sqft - ₹18764/sqft

Floor: 3 (Out of 7 Floors)

Facing: East

Developer: **Siddhi Group**

Project: **Highland garden**

Transaction Type: **Resale**

Lfts: **3**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

East Facing Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹85 Lac ₹1,400 Monthly
Booking Amount	₹1.0 Lac
Address	Dhokali, Thane, Dhokali, Thane, Maharashtra
Landmarks	propproperty Description 2bhk flat available Highland gardenTh
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹38336 Apply for Home Loan

View all details

Description: property Description 1bkh flat available The Highland garden dhokali Thane. The space is semi-furnished, located on 4th floor of 7th floors. It has 1 bedrooms, 2 bathrooms. The fl. [Read more](#)

Contact Agent

Contact Agent


Nitesh Jawa Dh

+91-9700000000

Get Ph

Download

Top Agent in this Loc



Kunal Ra

Peacock H

22

16

[View Profile](#)

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	695.00	834.00	1,000.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,130.00	₹15,108.00	₹12,590.00

magicbricks Buy Rent Sell Home Loans HI, BINU S. Post

₹1.26 Cr ~~₹1.57 Cr~~ | [Carpet Area](#)

2 BHK, 973 Sqft Flat For Sale [Dhokali, Thane](#)

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 695 sqft - 7.18 Lacs/sqft

Developer: [Siddhi Grove](#) Project: [Highland garden](#)

Transaction Type: Resale Status: Ready to Move Facing: East

Lifts: 2 Furnished Status: Semi-Furnished Car Parking: 1 Covered

Contact Agent Get Phone No. Last contact made 3 days ago

More Details

Price Breakup: ₹1.26 Cr | ₹5,000 Monthly

Booking Amount: ₹2.0 Lac

Address: Dhokali, Thane, Dhokali, Thane, Maharashtra

Landmarks: Narayan school

Furnishing: Semi-Furnished

Flooring: Vitrified, Granite

Loan Offered: Estimated EMI: ₹56828 [Apply for Home Loan](#)

[View all details](#)

Description: bigger carpet with all amenities

Contact Agent

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	680.50	816.60	979.92
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,104.00	₹15,920.00	₹13,266.00

781073

22-10-2024

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

सूची क्र.2

दुयम निर्बंधक : दु.नि. ठाणे 1

दस्ता क्रमांक : 7810/2024

मोडणी :

Regn 83m

गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13000000
(3) बाजारभाव/भाडेपट्टापाचा बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	9126939.13
(4) भू-मापन,पोटहिस्ता व घरकमाक(असल्यास)	1) पालिकेचे नाव ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 503, माळा नं: 5 वा मजला,बिल्डिंग नं. डी-3, इमारतीचे नाव: हायलॅंड गार्डन को ऑप हो सो लि बि नं. डी-1,डी-2,डी-3, ब्लॉक नं: हायलॅंड गार्डन, रोड नं: ढोकाळी नाका,ठाणे प, इतर माहिती: सदनिकेचे क्षेत्रफळ 680.5 चौ. फुट कारपेट, लोवर पोडीयम पार्किंग स्पेस नं एलपी -105 ए सह((Survey Number : 66/ H. No. 5,17,18A, 20T0 26, S. No. 62/ H. No. 2,5A,5B,8,9,11 to 14, S No. 63/ H. No. 1,4,5,8,11/1, S. No. 67, S. No. 68/14, S. No. 81/1part & S. No. 87/2 part ,))
(5) क्षेत्रफळ	680 5 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/किंवा देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव - दिलीप अमृत वेंठे वय: 72 पत्ता - प्लॉट नं. डी 13, माळा नं. - इमारतीचे नाव: पंचवटी को ऑप हो सो लि, ब्लॉक नं. - रोड नं. मरोळ मरोळी रोड, अंधेरी पु. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400059 पॅन नं:- AABPV2312D 2). नाव - अलका दिलीप वेंठे वय: 71 पत्ता - प्लॉट नं. डी 13, माळा नं. - इमारतीचे नाव: पंचवटी को ऑप हो सो लि, ब्लॉक नं. - रोड नं. मरोळ मरोळी रोड, अंधेरी पु. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400059 पॅन नं:- ACOPV5740L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव:- अशोक निखिल लोंबो - वय:-39, पत्ता:- प्लॉट नं. डी-3, 304, माळा नं:- इमारतीचे नाव: हायलॅंड गार्डन को ऑप हो सोसायटी, ब्लॉक नं: यशस्वी नगर, रोड नं: हायलॅंड गार्डन रोड, ढोकाळी, ठाणे प, महाराष्ट्र, THANE. पिन कोड:- 400607 पॅन नं:- ACSPL9409J 2). नाव:- मॅन्सी विद्या लोंबो - वय:-65, पत्ता:- प्लॉट नं: डी-3, 304, माळा नं:- इमारतीचे नाव: हायलॅंड गार्डन को ऑप हो सोसायटी, ब्लॉक नं: यशस्वी नगर, रोड नं: हायलॅंड गार्डन रोड, ढोकाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- ADWPL7257K 3). नाव:- अशोक निखिल लोंबो - वय:-33, पत्ता:- प्लॉट नं: डी-3, 304, माळा नं:- इमारतीचे नाव: हायलॅंड गार्डन को ऑप हो सोसायटी, ब्लॉक नं: यशस्वी नगर, रोड नं: हायलॅंड गार्डन रोड, ढोकाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:- 400607 पॅन नं:- AEUPL7716E.
(9) दस्तऐवज करून दिल्याचा दिनांक	22/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/10/2024
(11) अनुक्रमांक खंड व पृष्ठ	7810/2024
(12) बाजारभावाप्रमाणे मुद्राक मूल्य	780000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) टीका	
मुद्राकनामाडी विद्यारत घेतलेला तपशील:-	
मुद्राक मूल्य आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	561.55	673.86	808.63
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹20,504.00	₹17,087.00	₹14,239.00

738673

10-10-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्ता क्रमांक : 7386/2024

नोटणी :

Regn.83m

गावाचे नाव : डोकाळी

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरवटा	11514000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देता की पट्टेदार ने नमुद करावे)	7746824.41
(4) भू. मापन, पोटसिस्ता व घनक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2707, माळा नं: 27 वा मजला इमारतीचे नाव: मॅडीसन 2 टॉवर, ब्लॉक नं: टि आयकॉन हायलँड गार्डन समोर, रोड नं: डोकाळी,ठाणे प, इतर माहिती: सदतिकेचे क्षेत्रफळ 52.17 चौ. मी. कारपेट रेरा प्रमाणे एक कार पार्किंग स्पेस((Survey Number : 47/1, 47/6, 47/8, 47/11, 47/12, 47/14, 47/16, 48/1C, 48/1D, 48/1E, 48/2, 59/1C, 59/4, 60/12, 60/13, 60/14, 60/15, 60/16, 60/17, 60/18, 60/19, 60/20, 60/21, 60/22, 61/1, 61/2A, 61/2B, 61/2D, 61/2E, 61/2F, 61/2G, 61/3, 62/7, 63, 4/5, 63/5C, 8/3, 63/9, 63/10, 74/5A, 46/18A, 46/18B, 46/18C, 47/9A, 47/9B, 47/10, 47/13A, 47/13B, 47/13C, 48/1A1, 48/1B/1, 48/1A/2, 48/1B/2, 59/1A/1, 59/1A/2, 59/1A/3, 59/1B/1, 59/1B/2, 59/1B/3, 60/8(PT), 60/9(PT), 60/10A, 60/10B, 60/11PT, 61/2/2B, 62/5E/1, 62/5E/2, 62/3C, 62/3B, 62/6A, 62/9C1, 62/10A, 61/2/2A, 62/6B, 62/9C2, 62/10B, 62/15A, 62/15B, 63/12A, 62/12B, 46/17B, 46/17C ;)
(5) क्षेत्रफळ	52.17 चौ मीटर
(6) आकारणी किंवा जुळी टॅप्पल असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा टिठणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-पोणेरा कुण्या भोगले बघ -45 पत्ता:-प्लॉट नं: 5, माळा नं:-, इमारतीचे नाव: विनाबरी, ब्लॉक नं: जिजामाला मार्ग, राम मराठे गार्डन समोर, रोड नं: कोचरी, ठाणे, महाराष्ट्र, ठाणे पिन कोड:-400603 पॅन नं:-ANBPB0248H 2) नाव:-आरती कुण्या भोगले बघ -77 पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: ठिठिवली कडवा रोड, रोड नं: जैठणी मराठी स्कूल, गौर कामत, रायगड, महाराष्ट्र, राईगड(ॅ) पिन कोड:-410201 पॅन नं: AZLPB5011G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिठणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-जीर्जिया किरती शर्मा बघ -41 पत्ता:-प्लॉट नं: 42, माळा नं: 4 था मजला, इमारतीचे नाव: गणेश दर्शन को ऑप ही सोसायटी, ब्लॉक नं: राम मंदिर जवळ, रोड नं: एल बी एस मार्ग, मुमुड प, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं:-BIBPS2235P 2) नाव:-किरीती सुरेश शर्मा बघ -41 पत्ता:-प्लॉट नं: 42, माळा नं: 4 था मजला, इमारतीचे नाव: गणेश दर्शन को ऑप ही सोसायटी, ब्लॉक नं: राम मंदिर जवळ, रोड नं: एल बी एस मार्ग, मुमुड प, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं:-BKPPS5398D
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2024
(10) दस्त नोटणी केल्याचा दिनांक	07/10/2024
(11) अनुक्रमांक, खत व पृष्ठ	7386/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	806000
(13) बाजारभावप्रमाणे नोटणी शुल्क	30000
(14) वेरा	
मुद्रांकनासाठी 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 **26th 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.



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DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,15,38,836.00 (Rupees One Crore Fifteen Lakhs Thirty Eight Thousands Eight Hundred And Thirty Six Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.26 15:20:57 +05'30'

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



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