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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 : **Miss. Sushma Ramnayan Sahani**

Residential Flat No. 801, 8<sup>th</sup> Floor, Wing - A, "Devkibai Sadan Co-Op. Hsg. Soc. Ltd. ", Pada No. 2,  
Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra,  
Country - India.

Latitude Longitude : 19°13'8.8"N 72°59'25.9"E

### Intended User:

**Cosmos Bank**  
**Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti",  
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400  
081, State – Maharashtra, Country – India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 801, 8<sup>th</sup> Floor, Wing - A, "**Devkibai Sadan Co-Op. Hsg. Soc. Ltd.**", Pada No. 2, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India belongs to **Miss. Sushma Ramnayan Sahani**.

Boundaries of the property

North : Temple  
South : Slum Area  
East : Slum Area  
West : Balkum Pada Road No. 2

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 **₹ 32,00,000.00 (Rupees Thirty Two Lakhs 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

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Residential Flat No. 801, 8<sup>th</sup> Floor, Wing - A, "Devkibai Sadan Co-Op. Hsg. Soc. Ltd. ", Pada No. 2, Village - Balkum, 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 06.12.2024 for Housing Loan Purpose.
1	Date of inspection	04.12.2024
3	Name of the owner / owners	<b>Miss. Sushma Ramnayan Sahani</b>
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	<b>Address:</b> Residential Flat No. 801, 8 <sup>th</sup> Floor, Wing - A, "Devkibai Sadan Co-Op. Hsg. Soc. Ltd. ", Pada No. 2, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mrs. Nirmala Santosh Gupta (Seller) Contact No. 9664326340
6	Location, Street, ward no	Pada No. 2 Village - Balkum, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Balkum New Survey No - 168, Hissa No. 1
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 337.02 (Area as per Site measurement)</b>  <b>Built Up Area in Sq. Ft. = 400.00 (Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Balkum, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 608
14	If freehold or leasehold land	Free Hold.



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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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller 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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,700.00 (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	<b>SALES</b>	
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	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 06.12.2024 for Residential Flat No. 801, 8<sup>th</sup> Floor, Wing - A, "**Devkibai Sadan Co-Op. Hsg. Soc. Ltd.**", Pada No. 2, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India belongs to **Miss. Sushma Ramnayan Sahani**.

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

1)	Copy of Agreement for sale No.31503 / 2024 Dated 29.11.2024 between Mrs. Nirmala Santosh Gupta & Mr. Santosh Joginder Gupta (The Transferor) And Miss. Sushma Ramnayan Sahani (The Transferee).
2)	Copy of Occupancy Certificate No.2017 / 812 / TMC / TDD / 905 Dated 28.08.2020 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.2017 / 812 / TMC / TDD / 905 Dated 14.03.2017 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608. The property falls in Residential Zone. It is at a traveling distance 5.5 Km. from Thane Railway Station.

### Building

The building under reference is having Ground + 8 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 Residential purpose. 8th Floor is having 5 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 8<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

### Valuation as on 6th December 2024

The Built Up Area of the Residential Flat	:	400.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	4 Years
Cost of Construction	:	400.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,00,000.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,780/- per Sq. M. i.e. ₹ 10,106/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	400.00 Sq. Ft. X ₹ 8,000 = ₹32,00,000
Total Value of property as on 6th December 2024	:	₹32,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 6th December 2024	:	₹ 32,00,000.00 - ₹ 0.00 = ₹ 32,00,000.00
Total Value of the property	:	₹ 32,00,000.00
The realizable value of the property	:	₹28,80,000.00
Distress value of the property	:	₹25,60,000.00
Insurable value of the property (400.00 X 2,500.00)	:	₹10,00,000.00
Guideline value of the property (400.00 X 9755.00)	:	₹39,02,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 801, 8<sup>th</sup> Floor, Wing - A, "Devkibai Sadan Co-Op. Hsg. Soc. Ltd. ", Pada No. 2, Village - Balkum, Thane (West), Taluka - Thane, District - Thane, PIN - 400 608, State - Maharashtra, Country - India for this particular purpose at **₹ 32,00,000.00 (Rupees Thirty Two Lakhs Only)** as on 6th December 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 **6th December 2024** is **₹ 32,00,000.00 (Rupees Thirty Two Lakhs 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 + 8 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 8 <sup>th</sup> Floor								
3	Year of construction	: 2020 (As per occupancy certificate)								
4	Estimated future life	: 56 Years Subject to proper, preventive periodic maintenance & structural repairs								
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure								
6	Type of foundations	: R.C.C. Foundation								
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	: 6" Thk. Brick Masonery.								
9	Doors and Windows	: Teak Wood Door frame with Solid 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	<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.	: Concealed Plumbing with Conduit & Concealed Electrical wiring				
(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	:	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

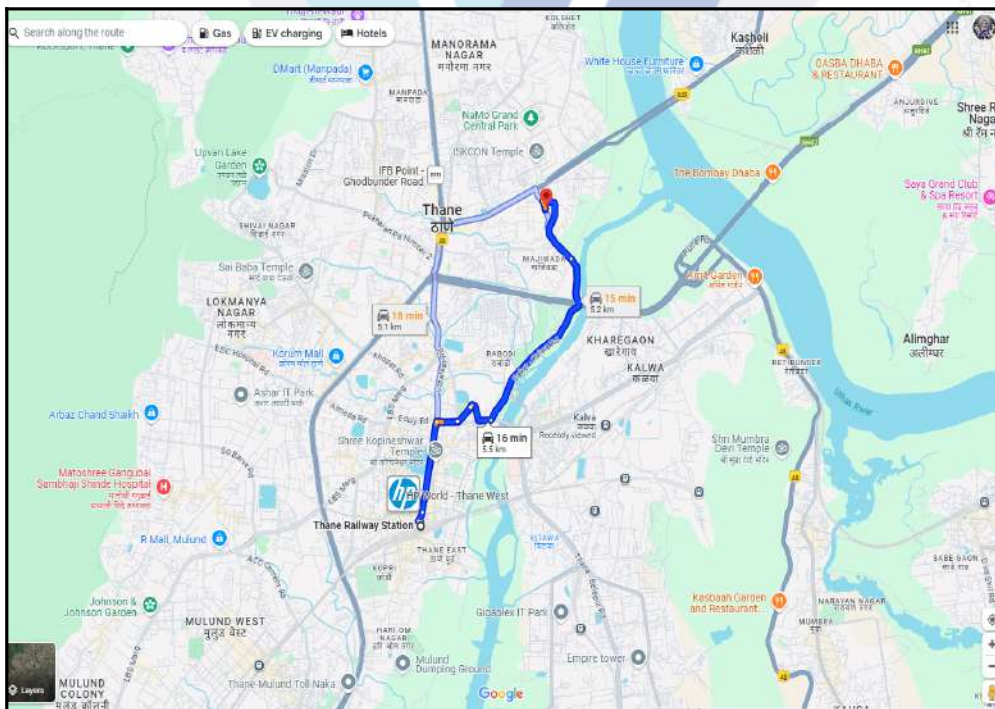
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°13'8.8"N 72°59'25.9"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.5 Km. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : BALKUMBH 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	3E-1) All the Properties of Village Balkum, Except Sub-Zone "A" and "B".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
9	9/38/D	33200	103600	116000	129700	116000
Pada Survey No. 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 49, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 116, 124, 125, 126, 128, 129, 130, 131, 133, 134, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 236, 237						
<input type="button" value="Compare With Previous Year"/> <span style="float: right;"><input type="button" value="↓"/></span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	103600			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	5180			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,08,780.00</b>	<b>Sq. Mtr.</b>	<b>10,106.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33200			
The difference between land rate and building rate(A-B=C)	75,580.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,05,001.00</b>	<b>Sq. Mtr.</b>	<b>9,755.00</b>	<b>Sq. Ft.</b>

### 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

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,000.00	₹7,500.00	-

4415335	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 5
17-03-2024		दस्त क्रमांक : 4415/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : बाळकूम</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3600000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4620560	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं. अ-205, माळा नं: 2 रा मजला,विंग - अ, इमारतीचे नाव: देवकीबाई सदन, रोड : बाळकुम पाडा नं. 2,बाळकुम,ता. ठाणे,जि. ठाणे, इतर माहिती: मौजे - बाळकुम,ता. ठाणे,जि. ठाणे. येथील उपविभाग क्र. 9/38/डी-3ई-1.. येथील एकूण क्षेत्रफळ 400 चौ.मी.(कारपेट)...(( Survey Number : सर्व्हे नं. 168, हिस्सा नं. 1 : ))	
(5) क्षेत्रफळ	400 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जय माता डी इतरप्रायझेस तर्फे प्रोप्रायटर नरेश नामदेव पाटील - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पहिला मजला, गोकुळ निवास, कळवा नाका, खारेगाव, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BMVPP7152C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कामिनी लक्ष्मीनारायण साहू - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/101, साईरनदीप सीएचएस, साकेत रोड, बालकुम पाडा नं. 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-CBLPS6586H 2): नाव:-लक्ष्मीनारायण गोदाबरी साहू - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/101, साईरनदीप सीएचएस, साकेत रोड, बालकुम पाडा नं. 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ASWPS1655H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4415/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	323500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,714.00	₹8,095.00	-

1091974 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 10919/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : बाळकूम</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4043508	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं. अ - 401, माळा नं: 4 था मजला,विंग - अ, इमारतीचे नाव: देवकीबाई सदन, रोड : बाळकुम,ता. ठाणे,जि. ठाणे, इतर माहिती: मौजे - बाळकुम,ता. ठाणे,जि. ठाणे. येथील उपविभाग क्र. 9/38/डी-3ई-1.. येथील एकूण क्षेत्रफळ 350 चौ.फूट(कारपेट)...(( Survey Number : सर्व्हे नं. 168, हिस्सा नं. 1 ; ))	
(5) क्षेत्रफळ	350 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जय माता दी इंटरप्रायझेस तर्फे प्रोप्रायटर नरेश नामदेव पाटील - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: गोकुळ निवास, ब्लॉक नं: -, रोड नं: कळवा नाका, खारेगाव, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BMVPP7152C	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बॅनिस अॅलेक्स फर्नांडीस - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 1, निराबाई चाळ, ब्लॉक नं: -, रोड नं: साकेत रोड, बाळकुम पाडा नं. 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ABTPF3844M 2): नाव:-रॉबिन अॅलेक्स फर्नांडीस - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 1, निराबाई चाळ, ब्लॉक नं: -, रोड नं: साकेत रोड, बाळकुम पाडा नं. 2, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ABCPF5340H	
(9) दस्तावेज करून दिल्याचा दिनांक	10/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10919/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	283100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,143.00	₹7,619.00	-

779574	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2
08-02-2024		दस्त क्रमांक : 7795/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : बाळकूम</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4245683.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं. अ - 601, माळा नं: 6 वा मजला,विंग - अ, इमारतीचे नाव: देवकीबाई सदन, रोड नं: बाळकूम,ता. ठाणे, जि. ठाणे, इतर माहिती: मौजे - बाळकूम,ता. ठाणे,जि. ठाणे. येथील उपविभाग क्र. 9/38/डी-3ई-1.. येथील एकूण क्षेत्रफळ 350 चौ.फूट(कारपेट)...(( Survey Number : सर्व्हे नं. 168, हिस्सा नं. 1 ; ))	
(5) क्षेत्रफळ	350 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जय माता डी इंटरप्रायझेस तर्फे प्रोप्रायटर नरेश नामदेव पाटील - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: गोकुळ निवास, ब्लॉक नं: -, रोड नं: कळवा नाका, खारेगाव, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BMVPP7152C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-यम्मी निलेश साव - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 405/6, सरोवर दर्शन सोसायटी, ब्लॉक नं: -, रोड नं: कचराळी तलाव न्यामार्गे, चंदनवाडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-GGNPS2996L 2): नाव:-निलेश रामसमुज साव - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 405/6, सरोवर दर्शन सोसायटी, ब्लॉक नं: -, रोड नं: कचराळी तलाव न्यामार्गे, चंदनवाडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AYXPS4642K	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7795/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th December 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

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

### UNDER LYING ASSUMPTIONS

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



## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 32,00,000.00 (Rupees Thirty Two Lakhs 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



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