

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Shivaji Vithoba Mali**

Residential Core House No. D-5, Ground Floor, "**Shri Sai Krupa Co-Op. Soc. Ltd.**", Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, Maharashtra, India.

Latitude Longitude - 19°12'19.4"N 72°57'09.6"E

### Intended User:

**Cosmos Bank**

**Naupada**


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

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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**

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Valuation Report / Cosmos Bank / Naupada / Shri. Shivaji Vithoba Mali (013133/2309754) Page 2 of 18

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Vastu/Mumbai/12/2024/013133/2309754  
24/14-452-SOSK  
Date: 24.12.2024

### VALUATION OPINION REPORT

The property bearing Residential Core House No. D-5, Ground Floor, "Shri Sai Krupa Co-Op. Soc. Ltd.", Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, Maharashtra, India. belongs to **Shri. Shivaji Vithoba Mali**.

#### Boundaries of the property.

North : Pranjali Hospital Road  
South : Residential House  
East : House No. D-4  
West : RSC 15 Road

Considering various parameters recorded, 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 for **₹ 73,95,960.00 (Rupees Seventy Three Lakh Ninety Five Thousand Nine Hundred & Sixty 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.**



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Residential Core House No. D-5, Ground Floor, "Shri Sai Krupa Co-Op. Soc. Ltd.", Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, 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 24.12.2024 for Bank Loan Purpose										
2	Date of inspection	18.12.2024										
3	Name of the owner/ owners	<b>Shri. Shivaji Vithoba Mali</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 Core House No. D-5, Ground Floor, "Shri Sai Krupa Co-Op. Soc. Ltd.", Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, Maharashtra, India.  <b>Contact Person:</b> Shri. Sandeep Mali (Owner's Son) Contact No. 8879808620										
6	Location, street, ward no	Plot No. BD-56, RSC-16, Swatantra Veer Sawarkar Nagar										
	Survey/ Plot no. of land	Plot No. BD-56, RSC-16 of Village – Panchpakhadi										
8	Is the property situated in residential/ Residential/ 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, Residential Core House, 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 Residential Core House supported by documentary proof. Shape, dimension and physical features	Area as per actual site measurement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>372.00</td> </tr> <tr> <td>First</td> <td>377.00</td> </tr> <tr> <td>Second</td> <td>374.00</td> </tr> <tr> <td>Terrace Area</td> <td>277.00</td> </tr> </tbody> </table>	Floor	Carpet Area in Sq. Ft	Ground	372.00	First	377.00	Second	374.00	Terrace Area	277.00
Floor	Carpet Area in Sq. Ft											
Ground	372.00											
First	377.00											
Second	374.00											
Terrace Area	277.00											

		<b>Total Carpet Area</b>	<b>1,400.00</b>
		<b>Built up Area in Sq. Ft. = 431.00 (Area as per Agreement)</b>	
13	Roads, Streets or lanes on which the land is abutting	Plot No. BD-56, RSC-16, R.S.C.15 Road, Swatantra Veer Sawarkar 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) 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	
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?	Ground Floor – Tenant Occupied ₹ 12,000/- Present rental income per month First & Second Floor – Owner Occupied.	
	If the property owner occupied, specify portion and extent of area under owner-occupation	Ground Floor – Tenant Occupied First & Second Floor – Owner Occupied.	
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA 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	Ground Floor – Tenant Occupied ₹ 12,000/- Present rental income per month First & Second Floor – Owner Occupied.
	(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 Core

		House in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, 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 – 1996 (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> <b>1. As per Agreement, the property is of Ground Floor only. But as per site inspection the Property is Ground + 2 Upper Floors + Terrace. Construction permission for the 1st Floor + 2nd Floor + Terrace is not provided, hence same is not considered for the purpose of valuation. The said valuation is only of ground floor.</b> <b>2. Price indicators attached to the report are for entire residential apartment.</b>	

## **PART II- VALUATION**

### **GENERAL:**

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 24.12.2024 for Residential Core House No. D-5, Ground Floor, “**Shri Sai Krupa Co-Op. Soc. Ltd.**”, Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village - Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, Maharashtra, India belongs to **Shri. Shivaji Vithoba Mali**.

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

1.	Copy of Agreement for sale dated 11.07.2001 between Shri. Manohar Dattatray Jadhav (The Seller) And Shri. Shivaji Vithoba Mali (The Purchaser).
2.	Copy of Occupancy Certificate No. T.M.C. / SH.V.V. / 586 dated 13.06.1996 issued by The Municipal Corporation of the City of Thane
3.	Copy of Share Certificate No. 13 transfer in the name of Shri. Shivaji Vithoba Mali
4.	Copy of MHDA Letter dated 11.05.2005 Regarding Regularization of Core House No. D-5 Cluster Plot No. BD-56 at Panchpakhadi, Thane issued by Konkan Housing and Area Development Board

### **LOCATION:**

The said Residential Core House is located at Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar of Village Panchpakhadi. The property falls in Residential Zone. It is at a travelling distance 4.1 Km. from Thane railway station.



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**BUILDING:**

The Residential Core House under reference is Ground + 2 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 Residential Core House external condition is Good. The Residential Core House is used for Residential purpose. The Residential Core House having no lift.

**Residential Core House:**

The Residential Core House under reference is situated on the Ground Floor. The Residential Core House is finished with Vitrified Floor, Teak wood, Glass Door, MS Rolling Shutter, Concealed electrification & Concealed plumbing.

The composition of core house is as under

Floor	Composition
Ground	1 Bedroom + Living Room + Kitchen + W.C. + Bath
First	1 Bedroom + Living Room + Kitchen + W.C. + Bath
Second	2 Bedroom + 1 Toilet + Attached Terrace
Terrace	Open Terrace

**Valuation as on 24<sup>th</sup> December 2024**

<b>The Built-Up Area of the Residential Core House</b>	<b>:</b>	<b>431.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1996 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	431.00 X 2,000.00 = 8,62,000.00
Depreciation $\{(100-10) \times 28 / 60\}$	:	42.00%
Amount of depreciation	:	₹ 3,62,040.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,30,100.00 per Sq. M. i.e., ₹ 12,087.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,00,368.00 per Sq. M. i.e., ₹ 9,324.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
<b>Value of property as on 24.12.2024</b>	<b>:</b>	<b>431.00 Sq. Ft. X ₹ 18,000.00 = ₹ 77,58,000.00</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 24.12.2024</b>	<b>:</b>	<b>₹ 77,58,000.00 - ₹ 3,62,040.00 = ₹ 73,95,960.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 73,95,960.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 66,56,364.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 59,16,768.00</b>
<b>Insurable value of the property (431.00 X 2,000.00)</b>	<b>:</b>	<b>₹ 8,62,000.00</b>
<b>Guideline value of the property (431.00 X 9,324.00)</b>	<b>:</b>	<b>₹ 40,18,644.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Core House No. D-5, Ground Floor, “**Shri Sai Krupa Co-Op. Soc. Ltd.**”, Cluster Plot No. BD-56, RSC-16, Sawarkar Nagar, MHADA Society, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN – 400 606, Maharashtra, India for this particular purpose at ₹ **73,95,960.00 (Rupees Seventy Three Lakh Ninety Five Thousand Nine Hundred & Sixty Only)** as on **24<sup>th</sup> December 2024**.

### **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 **24<sup>th</sup> December 2024** is ₹ **73,95,960.00 (Rupees Seventy Three Lakh Ninety Five Thousand Nine Hundred & Sixty 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:



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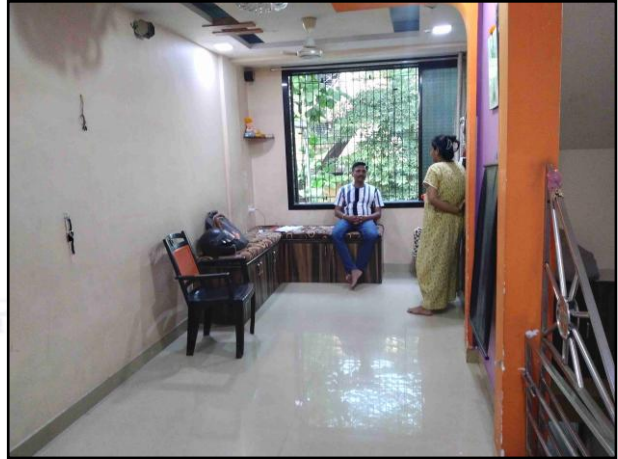
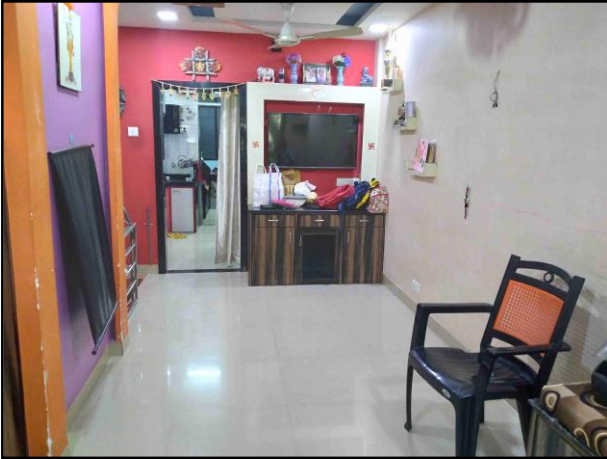




**ANNEXURE TO FORM 0-1**

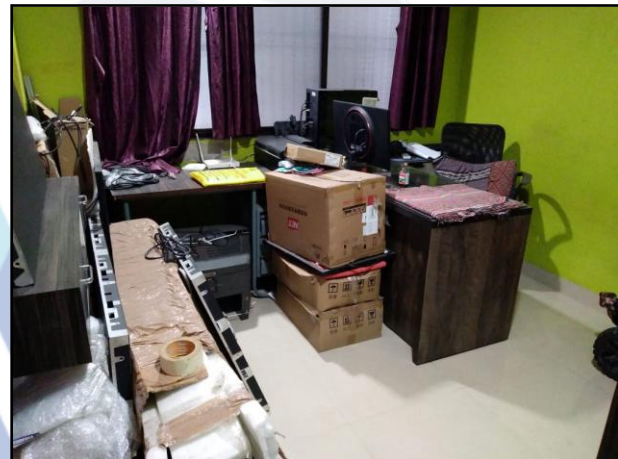
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Core House situated on Ground + 2 upper floor.
3	Year of construction	1996 (As per Occupancy Certificate)
4	Estimated future life	32 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.
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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No Lift
19	Underground 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





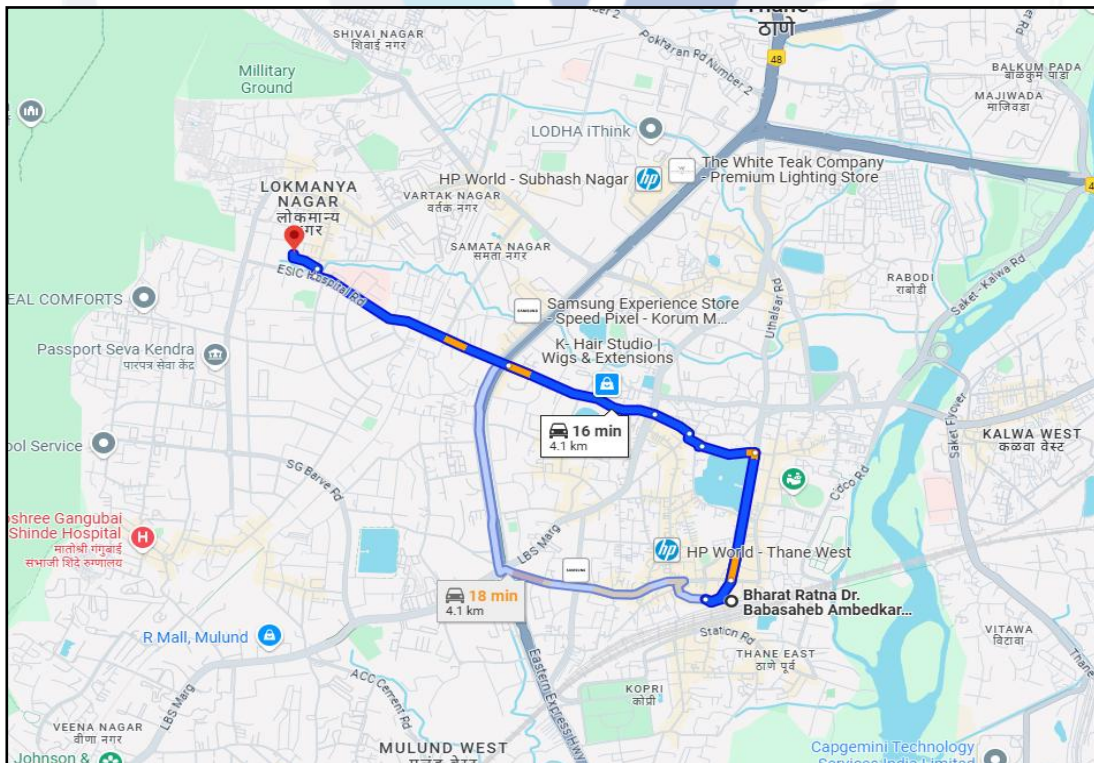
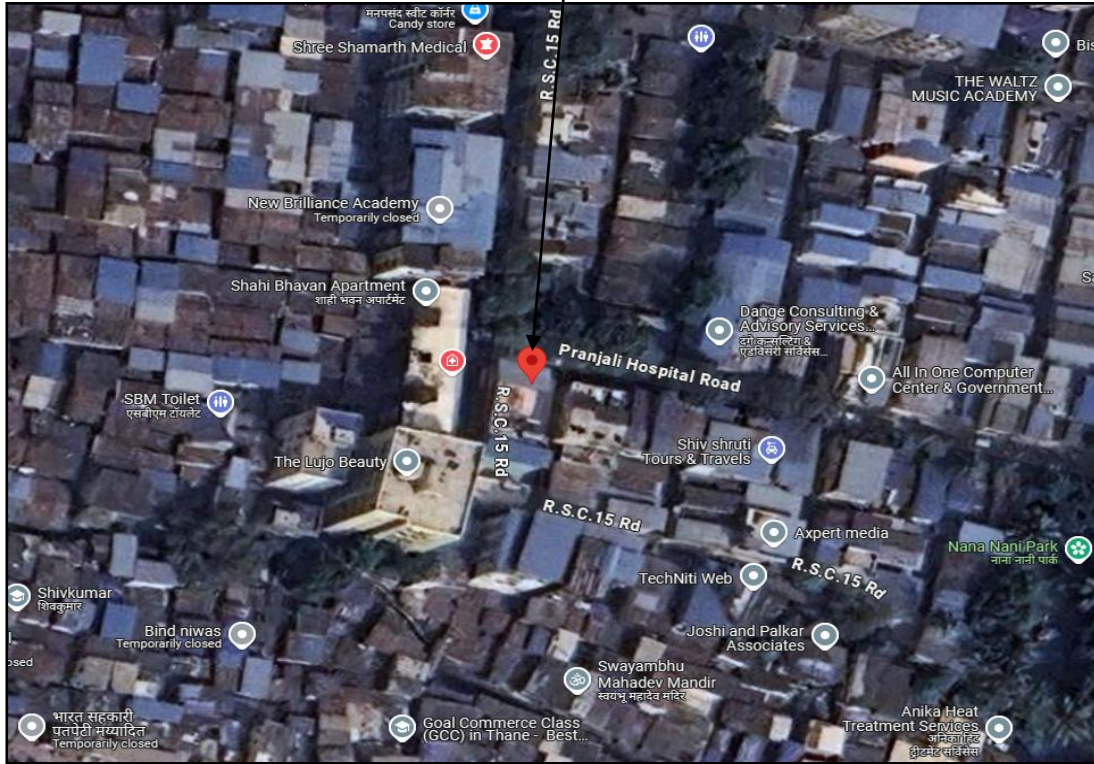
## Actual site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°12'19.4"N 72°57'09.6"E**

**Note: The Blue line shows the route to site from nearest Railway station (Thane – 4.1 Km.)**



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## Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	5C) Survey No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/16/G	45100	130100	143000	161400	143000
Survey No. 141A, 142A, 143A, 144A, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173A, 174A, 250A, 251 B, 252, 253, 254, 255, 256, 257, 258, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300A, 301, 302, 303A, 313B, 371, 372, 373, 374, 489						
<a href="#" style="color: white; text-decoration: none;">⇄ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Residential Core House</b>	1,30,100.00			
No Increase by Residential Core House Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,30,100.00</b>	<b>Sq. Mtr.</b>	<b>12,087.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	45,100.00			
The difference between land rate and building rate (A – B = C)	85,000.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,06,300.00</b>	<b>Sq. Mtr.</b>	<b>9,876.00</b>	<b>Sq. Ft.</b>

### Residential Core Housenot having lift

The following table gives the valuation of residential building / flat / commercial Residential Core House / 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)	Ground 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 Residential Core House 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

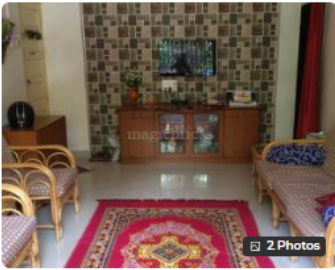
Property	Flat		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	
Area	670.00	804.00	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 17,910.00	₹ 14,925.00	

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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Home > Property in Thane > House for Sale in Thane > House for Sale in Panch Pakhdi > 2 BHK > 670 Sq-ft
Posted on: Nov 15, 24 Property ID: 20750984

**₹1.20 Cr** EMI - ₹ 54k | [Get pre-approved loan](#)

2 BHK Owner Residential House For Sale **Panch Pakhdi, Thane**



2 Beds | 1 Bath | Unfurnished

Carpet Area <b>670 sqft</b> ₹17,910/sqft	Floor Ground(Out of 3 Floors)	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Facing <b>East</b>	Furnished Status <b>Unfurnished</b>
Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>Above 20 years</b>	

2 Photos

✓ East Facing Property

Contact Owner

Shirish Joshi -91-99XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.2 Cr   ₹2,000 Monthly
Address	Panch Pakhdi, Thane, Maharashtra
Furnishing	Unfurnished
Type of Ownership	Co-operative Society
Age of Construction	Above 20 years
Water Availability	24 Hours Available
Status of Electricity	No/Rare Powercut

[View all details](#) ▾

**Description:** A 3 storeyed Residential House is located in Panch Pakhadi, Thane. Great investment for family purpose as the space is airy and has friendly neighbourhood. Major key facilities are... [Read more](#)

Contact Owner

## Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	
Area	368.00	442.00	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 20,360.00	₹ 16,967.00	

17881335 19-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 17881/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : पांचपाखाडी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5342816.7	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: रूम नं. डी-5,तळ मजला,पांचपाखाडी गणेशकृपा को-ऑप.हौ.सो.लि.,रोड नं. आर एस सी 25,वीर सावरकर नगर,ठाणे प. ... सदनिकेचे क्षेत्र 41.067 चौ. मी. बांधीव...( ( Plot Number : 46, RSC 25 : ) )	
(5) क्षेत्रफळ	41.067 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मनिषा दिलीप जाधव वय:-59 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: रूम नं. डी-5, तळ मजला, पांचपाखाडी गणेशकृपा को-ऑप.हौ.सो.लि., रोड नं. आर एस सी 25, वीर सावरकर नगर, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं.-AESPJ8722N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-आकाश अशोक गुप्ता - वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: रूम नं. 3, इंदिरा नगर, रोड नं. 2, बी एम सी ऑफिस जवळ, रूपादेवी पाडा नं. 2, वागळे इस्टेट, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं.-BQAPGS023N 2): नाव.-रोशन अशोक गुप्ता वय:-23; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: रूम नं. 3, इंदिरा नगर, रोड नं. 2, बी एम सी ऑफिस जवळ, रूपादेवी पाडा नं. 2, वागळे इस्टेट, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं.-DDTPG5665L 3): नाव.-अशोककुमार गुप्ता - वय:-55; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: रूम नं. 3, इंदिरा नगर, रोड नं. 2, बी एम सी ऑफिस जवळ, रूपादेवी पाडा नं. 2, वागळे इस्टेट, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं.-AULPG6006F 4): नाव.-दुर्गावती अशोककुमार गुप्ता - वय:-54; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: रूम नं. 3, इंदिरा नगर, रोड नं. 2, बी एम सी ऑफिस जवळ, रूपादेवी पाडा नं. 2, वागळे इस्टेट, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं.-AULPG6007E	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17881/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## Sales Instance

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.00	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 17837.00	₹ 14,864.00	-

2318674		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2
29-08-2024			दस्त क्रमांक : 23186/2024
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी :
			Regn:63m
<b>गावाचे नाव : पांचपाखाडी</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3252500		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं.:रूम नं. ए-18, माळा नं.: तळ मजला, इमारतीचे नाव: पांचपाखाडी गुरुप्रसाद को -ऑप. हौ. सो. लि., ब्लॉक नं.: प्लॉट नं.5,म्हाडा कॉलनी, रोड : वीर सावरकर नगर,ठाणे पश्चिम-400606, इतर माहिती: इतर माहिती: झोन नं.5/16/5/क,रेट रु .130100/- प्रति चौ.मी.,रूमचे बांधीव क्षेत्र 25 चौ.मी.(( Survey Number : 163, 167 ; ) )		
(5) क्षेत्रफळ	25 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सरिता शामराव म्हासुगकर वय:-74 पत्ता:-प्लॉट नं.: रूम नं.ए-१८, माळा नं.: तळ मजला, इमारतीचे नाव: पांचपाखाडी गुरुप्रसाद को -ऑप. हौ. सो. लि., ब्लॉक नं.: प्लॉट नं.५, म्हाडा कॉलनी, रोड नं.: वीर सावरकर नगर, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं.-BLTPM1060P		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रवींद्र शांताराम चव्हाण वय:-61; पत्ता:-प्लॉट नं.: रूम नं डी -१०, माळा नं.: तळ मजला, इमारतीचे नाव: पांचपाखाडी ज्ञानदा को -ऑप. हौ. सो. लि., ब्लॉक नं.: प्लॉट नं.५०, म्हाडा कॉलनी, रोड नं.: वीर सावरकर नगर, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं.-AATPC1059J 2): नाव:-राजश्री रविंद्र चव्हाण वय:-58; पत्ता:-प्लॉट नं.: रूम नं. डी/१०, माळा नं.: तळ मजला, इमारतीचे नाव: पांचपाखाडी ज्ञानदा को -ऑप. हौ. सो. लि., ब्लॉक नं.: प्लॉट नं. ५०, वीर सावरकर नगर, रोड नं.: पांचपाखाडी, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं.-ALAPC0470D		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	23186/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24<sup>th</sup> 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 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 **₹ 73,95,960.00 (Rupees Seventy Three Lakh Ninety Five Thousand Nine Hundred & Sixty 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.