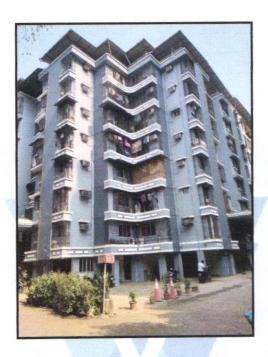


### Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

## Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: Smt. Noorbano Maqbool Sheikh

Residential Flat No. 303, 3rd Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane , District - Thane , Thane (West), PIN Code -400 615, State - Maharashtra, India.

Latitude Longitude: 19°16'18.0"N 72°57'55.1"E

### Intended User:

#### Cosmos Bank

#### Naupada

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



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA Regd. Office Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

#### Our Pan India Presence at:

Mumbai

Aurangabad
Pune 

Raipur 

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



🔀 mumbai@vastukala.co.in www.vastukala.co.in



### Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Thane/12/2024/013150/2309800 26/20-498-PSBS Date: 26.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane , District - Thane , Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to Smt. Noorbano Magbool Sheikh.

Boundaries	:	Building	Flat
North	:	Internal Road / Wing - C	Passage
South	:	Parshwanath Galaxy	Flat No. 302
East		Yashraj Park Building	Flat No. 301
West		Internal Road	Flat No. 304

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 ₹ 64,22,076.00 (Rupees Sixty Four Lakhs Twenty Two Thousands Seventy 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: 2024.12.27 17:09:13 +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



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA Email:thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

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Raipur 

#### Regd. Office

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





Residential Flat No. 303, 3<sup>rd</sup> Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

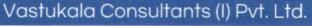
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

#### **GENERAL**:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 26.12.2024 for Bank Loan Purpose.
1	Date of inspection	19.12.2024
3	Name of the owner / owners	Smt. Noorbano Maqbool Sheikh
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. 303, 3 <sup>rd</sup> Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India.  Contact Person: Mr. Sayyed Abdul Rehman (Owner's Representative) Contact No. 9175599658
6	Location, Street, ward no	Ghodbunder Road Village - Vadavali, District - Thane
7	Survey / Plot No. of land	Village - Vadavali New Survey No - 46, 68/13, 47/3 & 57/4
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	Carpet Area in Sq. Ft. = 618.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 602.00 Balcony Area in Sq. Ft.= 16.00
		Saleable Area in Sq. Ft. = 738.00 (Area As Per Agreement)



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Volume A Approximation

A Approximation

Character Speciment (1)

Character Speciment (1)

A Approximation

Character Speciment (1)

A Approximation

Character Speciment (1)

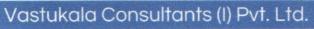
A Approximation

A App

13	Roads, Streets or lanes on which the land is abutting	Village - Vadavali, Taluka - Thane , District - Thane , Pin - PIN Code - 400 615				
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	PIN Code - 400 615  Free Hold.  N.A.  As per documents  Information not available  Information not available  Information not available  No  N.A.  Information not available  Attached  Owner Occupied - Smt. Noorbano Maqbool Sheikh  Fully Owner Occupied  Floor Space Index permissible - As per TMC norms Percentage actually utilized — Details not available  Owner Occupied - Smt. Noorbano Maqbool Sheikh				
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 - Smt. Noorbano Maqbool Sheikh				
	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?					
26	RENTS					
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Noorbano Maqbool Sheikh				
	(ii) Portions in their occupation	Fully Owner Occupied				
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	14,600.00 (Expected rental income per month)				



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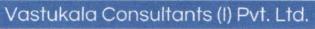




	(iv) Gross amount received for the whole property	N.A.					
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available					
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, 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	COST OF CONSTRUCTION	1.8 1/2					
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per occupancy certificate)					
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.					



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	Remark:	
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.

#### **PART II- VALUATION**

#### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 26.12.2024 for Residential Flat No. 303, 3<sup>rd</sup> Floor, Building No 14, Wing - B, **"Vastu"**, Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Smt. Noorbano Maqbool Sheikh**.

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

1)	Copy of Agreement for sale No.1765 / 2004 Dated 06.03.2004 between M/s. Bajaj Constructions(The Promoter) And Smt. Noorbano Maqbool Sheikh(The purchaser).
2)	Copy of Occupancy Certificate V.P. No2000 / 129 / TMC / TDD / 04 Dated 07.12.2005 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate V.P. No2000 / 129 / TMC / TDD / 813 Dated 10.07.2002 issued by Thane Municipal Corporation.

#### Location

The said building is located at Village - Vadavali, Taluka - Thane, District - Thane, PIN Code - 400 615. The property falls in Residential Zone. It is at a traveling distance 9.9 from Thane Railway Station.

#### Building

The building under reference is having Part Ground + Part 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 6 Residential Flat. The building is having 1 lift.

#### **Residential Flat:**

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony. This Residential Flat is Partly Vitrified & Partly Wooden Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

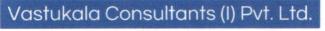
#### Valuation as on 26th December 2024

The Saleable Area of the Residential Flat	;	738.00 Sq. Ft.
---	---	----------------

#### **Deduct Depreciation:**



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Year of Construction of the building	:	2005 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	738.00 Sq. Ft. X ₹ 2,800.00 = ₹ 20,66,400.00
Depreciation {(100 - 10) X (19 / 60)}	:	28.50%
Amount of depreciation	:	₹ 5,88,924.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 97,700/- per Sq. M. i.e. ₹ 9,077/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 82,918/- per Sq. M. i.e. ₹ 7,703/- per Sq. Ft.
Value of property	:	738.00 Sq. Ft. X ₹ 9,500 = ₹70,11,000
Total Value of property as on 26th December 2024	:	₹70,11,000.00

(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 26th December 2024	:	₹ 70,11,000.00 - ₹ 5,88,924.00 = ₹ 64,22,076.00
Total Value of the property	:	₹ 64,22,076.00
The realizable value of the property	:	₹57,79,868.00
Distress value of the property	:	₹51,37,661.00
Insurable value of the property (738.00 X 2,800.00)	:	₹20,66,400.00
Guideline value of the property (738.00 X 7703.00)	:	₹56,84,814.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor, Building No 14, Wing - B, "Vastu", Vastu B Co-Op. Hsg. Soc. Ltd, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India for this particular purpose at ₹ 64,22,076.00 (Rupees Sixty Four Lakhs Twenty Two Thousands Seventy Six Only) as on 26th December 2024

#### **NOTES**

- 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 December 2024 is ₹ 64,22,076.00 (Rupees Sixty Four Lakhs Twenty Two Thousands
  Seventy 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.
- 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.



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#### **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	:	Part Ground + Part 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 <sup>rd</sup> Floor
3	Year of construction	:	2005 (As per occupancy certificate)
4	Estimated future life	:	41 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 door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Partly Vitrified & Partly Wooden Flooring.
11	Finishing	:	Cement Plastering with POP false Celling.
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. Concealed
	(ii) Class of fittings: Superior/Ordinary/ Poor.		Electrical wiring





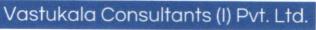
#### **Technical details**

#### Main Building

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	_	and wall and length construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		:	1Lift (TM)
19	Undergr	ound sump – capacity and type of	:	RCC Tank
20		ad tank n, capacity construction	:	RCC Tank on Terrace
21	Pumps-	no. and their horse power		May be provided as per requirement
22		nd paving within the compound nate area and type of paving	:	Chequred tiles in open spaces, etc.
23	_	disposal – whereas connected to public if septic tanks provided, no. and capacity	N. T	Connected to Municipal Sewerage System









### **Actual Site Photographs**

















### **Actual Site Photographs**







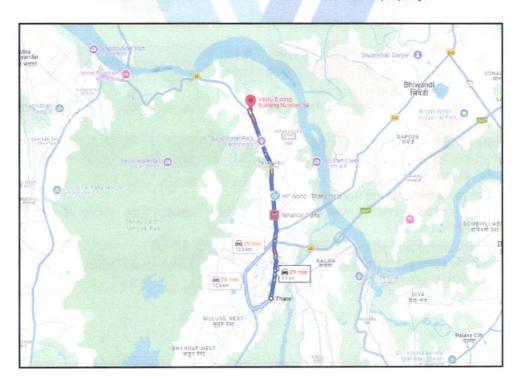




### Route Map of the property



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



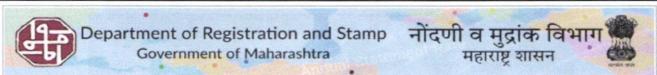
Longitude Latitude: 19°16'18.0"N 72°57'55.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 9.9).





### **Ready Reckoner Rate**



# Annual Statement of Rates Ver. 2.0 ( बाजारमृल्य दर पत्रक आवृत्ती 2.0 )

			•							
<u>Home</u>							<u>V</u> a	luation (	uidelin	es   User Ma
Year 20	24-2025						L	anguage	English	h
		Selected District	Thane							
		Select Village	गावाचे नाव : र	जाणे महानगर						
	Search By	Search By	Survey No.		CLocat	ion				
		Enter Survey No	46			Se	earch			
मविभाग				खुली जमीन	निवासी सदनिका	ऑफ़ीस ह	टुकाने	औद्योगिक	एकक (Rs./)	Attribute
	र व्यतिर	दुर असलेला भाग व वरी ोक्त वडवलीचे उर्वरीत ( वर्वे नंबर ( गावठाण )		19900	97700	109100 1	21900	109100	चौ. मीटर	सर्वेक्षण नंबर
	ार व्यतिर्र	दुर असलेला भाग व वरी ोक्त वडवलीचे उर्वरीत 1 वर्वे नंबर ( गावठाण )		19900	97700	109100 1	21900	109100	चौ. मीटर	सि.टी.एस. नंबर
	ार व्यतिर्र	दुर असलेला भाग व वरी विक्त वडवलीचे उर्वरीत व विं नंबर ( गावठाण )		19900	97700	109100 1	21900	109100	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Flat Located on 3 <sup>rd</sup> Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	97,700.00	Sq. Mtr.	9,077.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19900			

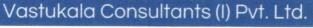
दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस/सर्वे नंबर 19900 97700 109100 121900 109100 ची. मीटर सर्वेक्षण नंबर



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13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये

सिटी सर्वे नंबर (गावठाण)





Rate to be adopted after considering depreciation [B + (C X D)]	82,918.00	Sq. Mtr.	7,703.00	Sq. Ft.
Percentage after Depreciation as per table(D)	19%			
The difference between land rate and building rate(A-B=C)	77,800.00			

#### 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

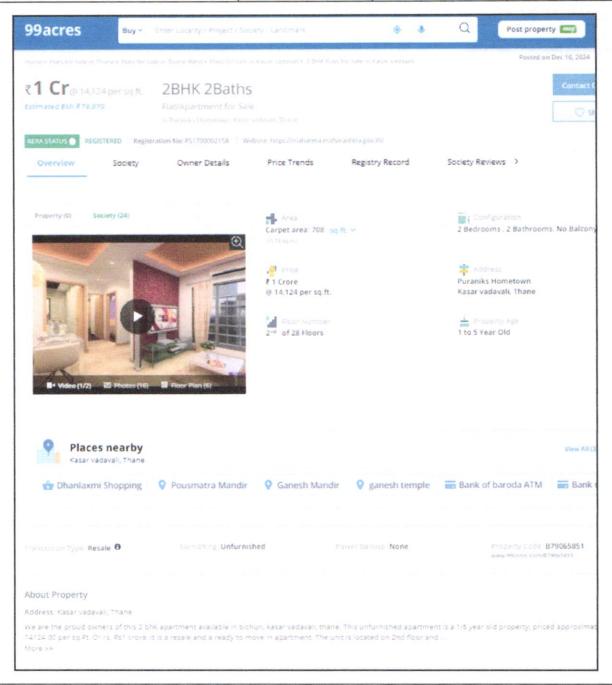
Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation 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	





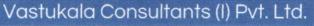
### **Price Indicators**

Property	Flat	Flat		
Source	https://www.99acres.com	https://www.99acres.com/		
Floor	-			
	Carpet	Built Up	Saleable	
Area	708.00	849.60	1,019.52	
Percentage		20%	20%	
Rate Per Sq. Ft.	₹14,124.00	₹11,770.00	₹9,809.00	





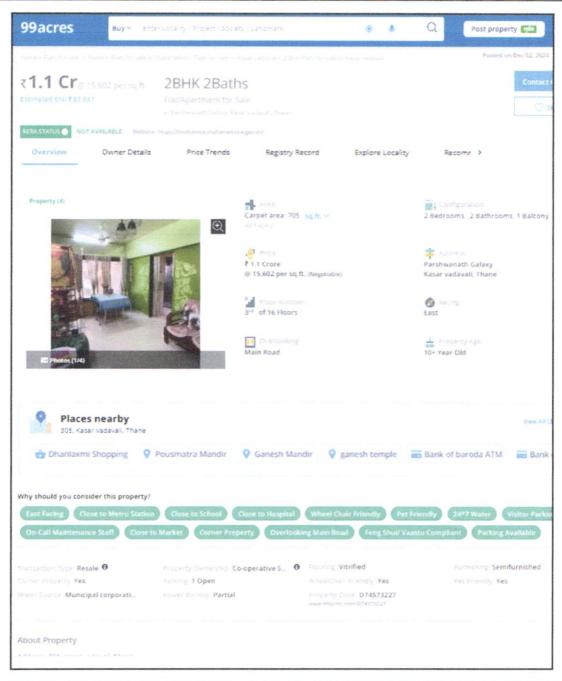
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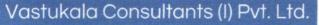
### **Price Indicators**

Property	Flat	Flat		
Source	https://www.99acres.com	https://www.99acres.com/		
Floor	-			
	Carpet	Built Up	Saleable	
Area	705.00	846.00	1,015.20	
Percentage	-	20%	20%	
Rate Per Sq. Ft.	₹15,603.00	₹13,002.00	₹10,835.00	





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### Sale Instances

Property	Flat	Flat		
Source	Index no.2	Index no.2		
Floor	-			
	Carpet	Built Up	Saleable	
Area	683.29	819.95	983.94	
Percentage	-	20%	20%	
Rate Per Sq. Ft.	₹13,213.00	₹11,011.00	₹9,176.00	

20946536

25-10-2024

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concern SRO office.

सूची क्र.2

दुष्पम निबंधक : दु.नि. ठाणे ९ दस्त क्रमांक : 20946/2024

नोदंणी :

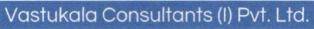
Regn:63m

गावाचे नाव: वडवली

(1)विलेखाचा प्रकार	करारनामा
(2) मोबदला	9028224
(३) बाजारभाव(भाडेपटटयाच्या	7163647
बाबतितपटटाकार आकारणी देतो की पटटेदार ते	
नमुद्र करावे)	
(४) भू-मापन पोटहिस्सा व	1) पातिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: मीजे कासारवडवती,ता. जि. ठाणे येथीत
घरक्रमांक(असल्यास)	टोकीयो बे फेज-2ए,रेरा नं.पी51700000520,झोन नं. 13/48/1ब/4,सर्वे
	नं.21/9पार्टं,22/1पार्टं,22/5पार्टं,21/11अ पार्टं,23/4 पार्टं,सदनिका क्र. 401,4 था मजता,टोकीयो
	बे,बिल्डींग नं 3, झुसेन, घोडबंदर रोड,वडवती, ठाणे पश्चिम. सदनिका क्षेत्र 55.844 ची.मी. कार्पेट.
	3.225 ची.मी. एनक्लोज बाल्कनी 4.420 ची.मी. डेक्ट/बाल्कनी,आणि एक कार पार्किंग. (सदर
	दस्तातीत निवासी मिळकत महिला खरेदीदार असल्पाने मुद्रांक शुल्कामध्ये शासन आदेश क मुद्रांव
	-2021 / अनी.स.क.12/प्र.क.107/म-1(धोरण) दि. 31.03.2021 अन्त्रये 1 टक्के सवत्रत देण्यात
	येत आहे.) व सदर सवततीत सुधारीत आदेशानुसार महसूल आणि वन विभागाने जारी केतेल्या
	दिनांक 26 में 2023 च्या नवीन परीपत्रकात सादर नविन सुधारणानुसार सवलत देण्यात आली आहे
	( ( Survey Number : सर्वे ने.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट ; ) )
(5) ঐসফেত	63.489 चै. मीटर
(६) आकारणी किया जुडी देण्यात असेल तेव्हा	
(७) दस्तऐवज करुन देणाः या/तिहून ठेवणाः या	<ol> <li>नाव: पुराणिक टोकियो बे प्रायक्तेट लिमिटेड ( मे. साई पुष्प इंटरप्राइजेस ) चे संवालक/भागिदार पुराणिक</li> </ol>
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा	योगेमा गोविंद पांचे तर्फे कबुली जबाब करीता महाजी कर्डेकर उप: 60 पत्ता: प्लॉट नं: -, माळा नं: तळ ते पाच
हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे	मजले , इ.मारतीचे नाव: पुराणिक्स वन , ब्लॉक न. कांचनपुष्प, कावेसर, ठाणे पश्चिम , रोड नं: घोठबंदर रोड ,
नाव व पत्ता.	महाराष्ट्र, ठाणे. पिन कोड: 400615 पॅन नं:-AANCP7511K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंदा	<ol> <li>नाव:-प्रगती रतन सावंत - वय: 40; पत्ताः प्लॉट नः-, माळा नं:-, इमारतीचे नाव:-, व्लॉक नं: ए/201, मार</li> </ol>
दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	पार्वती अपार्टमेंट ,काटेमानीवली नाका रोड, योगेश्वर टावर समीर , काटेमानीवली नाका कल्याण पुर्व. , रोड नः -,
असल्यास,प्रतिवादिचे नाव व पत्ता	महाराष्ट्र, ठाणे. चिन कोड-421306 चॅन नं:-BKEPS7153P
(१) दस्तऐक्ज करून दिल्याचा दिनांक	24/10/2024
(10)दस्त नोंद्रणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	20946/2024
(12) बाजारभावाप्रमाणे मुद्रांक गुत्क	541750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)भीरा	
मुल्यांकनासाठी विचारात घेतलेला तपशीतः :	
्र मुद्रांक शुल्क आकारताना निवडलेला अनुस्केद	(i) within the limits of any Municipal Corporation or any Cantonment area
	annexed to it.



Since 1989



An ISO 9001: 2015 Certified Company



### Sale Instances

Flat	Flat Index no.2		
Index no.2			
-			
Carpet	Built Up	Saleable	
465.86	559.03	670.84	
	20%	20%	
₹13,860.00	₹11,550.00	₹9,625.00	
	Index no.2 - Carpet 465.86	Index no.2   -	

756473 17-10-2024

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concern SRO office.

सूची क्र.2

दुष्पम निबंधक : दु.नि. ठाणे १ दस्त क्रमांक : 7564/2024

नोदणी : Regn:63m

गावाचे नाव: वडवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6006500
(३) बाजारभाव(भाडेपटटपाच्या	5310542.12
बाबतितपटटाकार आकारणी देतो की पटटेदार	ते
नमुद्र करावे)	
(४) भू मापन,पोटहिस्सा व	1) पातिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: फ्लॅट न.2606, माळा नं: 26 वा मजला
घरक्रमांक(असल्यास)	बिल्डिंग नं. ए, इमारतीचे नाव: एस पार्कसाईड, ब्लॉक नं: वडवती, रोड : ठाणे वेस्ट, इतर माहिती:
	सर्वे नं. 7 हिस्सा नं. 5/1,सर्वे नं. 7 हिस्सा नं.5/2,सर्वे नं.7 हिस्सा नं.6,सर्वे नं. 7 हिस्सा नं.7 सर्वे
	नं. 7 हिस्सा नं. 8/1, सर्व्हें नं. 7 हिस्सा नं.8/2, क्षेत्र 41.340 ची. मी.रेरा कार्पेट ओपन बाल्कनी क्षेत्र
	1.940 व एक कार पार्किंग सहित( ( Survey Number : सर्व्हें नं. 7 हिस्सा नं. 5/1, सर्व्हें नं. 7
	हिस्सा नं.5/2, सर्व्हें नं.7 हिस्सा नं.6, सर्व्हें नं. 7 हिस्सा नं.7, सर्व्हें नं. 7 हिस्सा नं. 8/1, सर्व्हें नं. 7
	हिस्सा नं.8/2 ; ) )
(5) ঐনক্রন্ত	41.340 ची.मीटर
(६) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(७) दस्तपेवज करून देणा-या/तिहन ठेवणा-या	1): नाव:- में. आस्ती इस्टेट्स चे भागीदार मनिय धिरज देढिया तर्फे कु मू निखिल ठक्कर वय:- 44 पत्ता:-प्लॉट नं
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा	माळा नं - , इमारतीचे नावः ८ महाजन अपार्टमेंट , ब्लॉक नः वीर सावरकर मार्ग, रोड नः नौपाठा ठाणे , महाराष्ट्र,
हुकु मनामा किंवा आदेश असल्यास, प्रतिवादिचे	ठाणे. चिन कोड:-400602 पॅन ने:-AAIFA9184D
नाव व पत्ता.	
(८)दस्तऐवज करुम घेणा-या पक्षकाराचे व किव	<ol> <li>नाव:-रीतेश कुंभकर वय:-38; फ्ला:-प्लॉट नं: सी-1/1203; माळा नं:-, इमारतीचे नाव: उन्नती दुड्स</li> </ol>
दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	केस-3 , ब्लॉक में: आनंद नगर , रोड में: घोडबंदर रोड ठाणे वेस्ट, महाराष्ट्र, ठाणे. 'पिन कोड: 400615' पॅन मे
असल्यास,प्रतिवादिचे नाव व पत्ता	BCIPK0566J
	2): नाद: पीती: कुंभकर वय: 37; पत्ता: प्लॉट नं: सी-1/1203, माळा नं: -, इमारतीचे नाव: उन्नती बुड्स फेस: 3
	ब्लॉक में: आनंद मंगर, रीड में: घोडबंदर रीड ठाणे देस्ट, महाराष्ट्र, THANE. पिन कोड: 400615 पॅन मे
	GIKPK9148B
(१) दस्तऐवज करून दिल्याचा दिनांक	11/10/2024
(10) दस्त नींदणी केल्याचा दिनांक	11/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	7564/2024
(12)बाजारभावाप्रमाणे मुझेक शुल्क	420500
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) मोरा	
पुल्यांकनासाठी विचारात चेतलेला तपशीत: -:	
उ मुद्रांक शुक्क आकारताना निवडतेता अनुच्छेद :	(i) within the limits of any Municipal Corporation or any Contonment 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 26th 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 self after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and selfer 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.
- 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.



CONSULTARY OF CO

#### **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 ₹ 64,22,076.00 (Rupees Sixty Four Lakhs Twenty Two Thousands Seventy Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.12.26 17:33:08 +05'30'

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





