



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

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 : **Shri. Tejas Rajaram Kate & Smt. Rachana Rajaram Kate**

Residential Flat No. 602, 6<sup>th</sup> Floor, Building No A - 3, "**Lambodar Apartment**", Anandban Co-op. Hsg. Soc. Ltd., Shivaji Path, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602, State - Maharashtra, India.

Latitude Longitude : 19°11'23.6"N 72°58'30.1"E

### Intended User:

**Cosmos Bank  
FORT BRANCH**

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai, Maharashtra 400001

### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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

[www.vastukala.co.in](http://www.vastukala.co.in)



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Mumbai/12/2024/013211/2309738

23/14-436-PSH

Date: 23.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Building No A - 3, "**Lambodar Apartment**", Anandban Co-op. Hsg. Soc. Ltd., Shivaji Path, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602, State - Maharashtra, India belongs to **Shri. Tejas Rajaram Kate & Smt. Rachana Rajaram Kate**.

Boundaries	:	Building	Flat
North	:	Chhatrapati Shivaji Road	Flat No. 603
South	:	Shree Ganesh Tower	Lift
East	:	Durva CHSL	Flat No. 602 & Staircase
West	:	Bhalchandra CHSL	Flat No. 604

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 **₹ 34,17,750.00 (Rupees Thirty Four Lakhs Seventeen Thousands Seven Hundred And Fifty 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.23 17:57:21 +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

Encl.: Valuation report

#### Our Pan India Presence at :

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

[www.vastukala.co.in](http://www.vastukala.co.in)



12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 225.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 225.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 270.00</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Chendani, Thane (West) Taluka - Thane, District - Thane, Pin - PIN Code - 400 602
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<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?	Owner Occupied - Tejas Rajaram Kate & Rachana Rajaram Kate
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Tejas Rajaram Kate & Rachana Rajaram Kate
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (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?	N.A.
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 law?	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 flat 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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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, FORT Branch to assess Fair Market Value as on 23.12.2024 for Residential Flat No. 602, 6<sup>th</sup> Floor, Building No A - 3, "**Lambodar Apartment**", Anandban Co-op. Hsg. Soc. Ltd., Shivaji Path, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602, State - Maharashtra, India belongs to **Tejas Rajaram Kate & Rachana Rajaram Kate**.

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

1)	Copy of Agreement for sale Document No.24369/2024 Dated 12.12.2024 between Shri. Ramesh Laxman Adhav(The Seller) And Shri. Tejas Rajaram Kate & Smt. Rachana Rajaram Kate(The purchaser).
2)	Copy of Society Registration Certificate Document No.-.
3)	Copy of Commencement Certificate Document No.V.P. No. 2001 / 18 - TMC / TDD - 346 Dated 23.05.2001 issued by Thane Municipal Corporation.
4)	Copy of Occupancy Certificate Document No.V.P. No. 2001 / 18 - TMC / TDD / 632 dated 21.09.2006 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602. The property falls in Residential Zone. It is at a traveling distance 850 Mt. 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 Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 5 Residential Flat. The building is having 1 lift.



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Residential Flat:**

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Passage + Bathroom + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 23rd December 2024**

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$	:	27.00%
Amount of depreciation	:	₹ 1,82,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,56,765/- per Sq. M. i.e. ₹ 14,564/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,067/- per Sq. M. i.e. ₹ 13,013/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 16,000 = ₹36,00,000
Total Value of property as on 23rd December 2024	:	₹36,00,000.00

(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)

<b>Fair value of the property as on 23rd December 2024</b>	:	<b>₹ 36,00,000.00 - ₹ 1,82,250.00 = ₹ 34,17,750.00</b>
<b>Total Value of the property</b>	:	<b>₹ 34,17,750.00</b>
<b>The realizable value of the property</b>	:	<b>₹30,75,975.00</b>
<b>Distress value of the property</b>	:	<b>₹27,34,200.00</b>
<b>Insurable value of the property (270.00 X 2,500.00)</b>	:	<b>₹6,75,000.00</b>
<b>Guideline value of the property (270.00 X 13013.00)</b>	:	<b>₹35,13,510.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 602, 6<sup>th</sup> Floor, Building No A - 3, "**Lambodar Apartment**", Anandban Co-op. Hsg. Soc. Ltd., Shivaji Path, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602, State - Maharashtra, India for this particular purpose at **₹ 34,17,750.00 (Rupees Thirty Four Lakhs Seventeen Thousands Seven Hundred And Fifty Only)** as on 23rd December 2024

**NOTES**

Since 1989

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

An ISO 9001 : 2015 Certified Company



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 **23rd December 2024** is **₹ 34,17,750.00 (Rupees Thirty Four Lakhs Seventeen Thousands Seven Hundred And Fifty 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company





**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	: 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 6 <sup>th</sup> Floor
3	Year of construction	: 2006 (As per occupancy certificate)
4	Estimated future life	: 42 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	: Ceramic Tile Flooring.
11	Finishing	: Cement Plastering.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

**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	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		: 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°11'23.6"N 72°58'30.1"E


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 850 Mt.).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Chendani (Thane Mahanagar)

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs./)
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (जुना सि.टी.सर्वे हददी नुसार ) टिका नं.29 ( न.र.यो. क्र. 2)	40200	115800	132900 144800	132900 चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.2/1	64000	149300	171500 303500	171500 चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.2/2	64000	149300	171500 303500	171500 चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.2(4/2)	64000	149300	171500 303500	171500 चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.17	64000	149300	171500 303500	171500 चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	149300			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	7465			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,56,765.00</b>	<b>Sq. Mtr.</b>	<b>14,564.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	64000			
The difference between land rate and building rate(A-B=C)	92,765.00			
Percentage after Depreciation as per table(D)	18%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,40,067.00</b>	<b>Sq. Mtr.</b>	<b>13,013.00</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:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	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



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators

Property	Shivaji Path, Thane West		
Source	magic bricks		
Floor	2nd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	430.00	516.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,977.00	₹14,147.00	-


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Thane > Tembhi Naka > Apartment in Tembhi Naka > 1 BHK > 430 Sq-ft

₹73.0 Lac

EMI - ₹ 33k | [How much loan can I get?](#)

1 BHK Flat For Sale in Dev Darshan Apartment, **Tembhi Naka, Thane**



1 Bed
1 Bath
Semi-Furnished

**Carpet Area**  
430 sqft  
₹ 16,977/sqft

**Transaction Type**  
Resale

**Furnished Status**  
Semi-Furnished

**Project**  
**Dev Darshan Apartment**

**Status**  
Ready to Move

**Type Of Ownership**  
Freehold

**Floor**  
2(Out of 4 Floors)

**Facing**  
East

**Age Of Construction**  
Above 20 years

✓ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹73 Lac
Address	tembhi naka dhobi ali, Tembhi Naka, Thane, Maharashtra
Furnishing	Semi-Furnished

## Price Indicators

Property	Anand Bhuvan, Thane West		
Source	magic bricks		
Floor	7th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	385.00	462.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,714.00	₹13,095.00	-


**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **FREE**

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Charai > 1 BHK Flats for Sale in Charai > 520 Sq.ft
Posted on: Oct 19, 23 Property ID: 69649897

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime 50% OFF

₹65.0 Lac **₹60.5 Lac** EMI: ₹ 29k | [Get Loan offers from 34+ banks](#) Special Price by Owner

1 BHK Flat For Sale in Anand Bhuvan, **Charai, Thane**



1 Bed 1 Bath Semi-Furnished

Carpet Area: **385 sqft.**  
₹ 16,883/sqft

Floor: **7 (Out of 7 Floors)**

Facing: **East**

Developer: **Yash Group of Realty**

Project: **Anand Bhuvan**

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Status: **Ready to Move**

Type Of Ownership: **Co-operative Society**

✔ East Facing Property ✔ Newly Constructed Property

Contact Owner
Get Phone No.

Last contact made 1 day ago

**Contact Owner**

**Anant Vichare** -91-9800000000

Get Phone No.

### More Details

Price Breakup: ₹65 Lac **₹60.5 Lac**

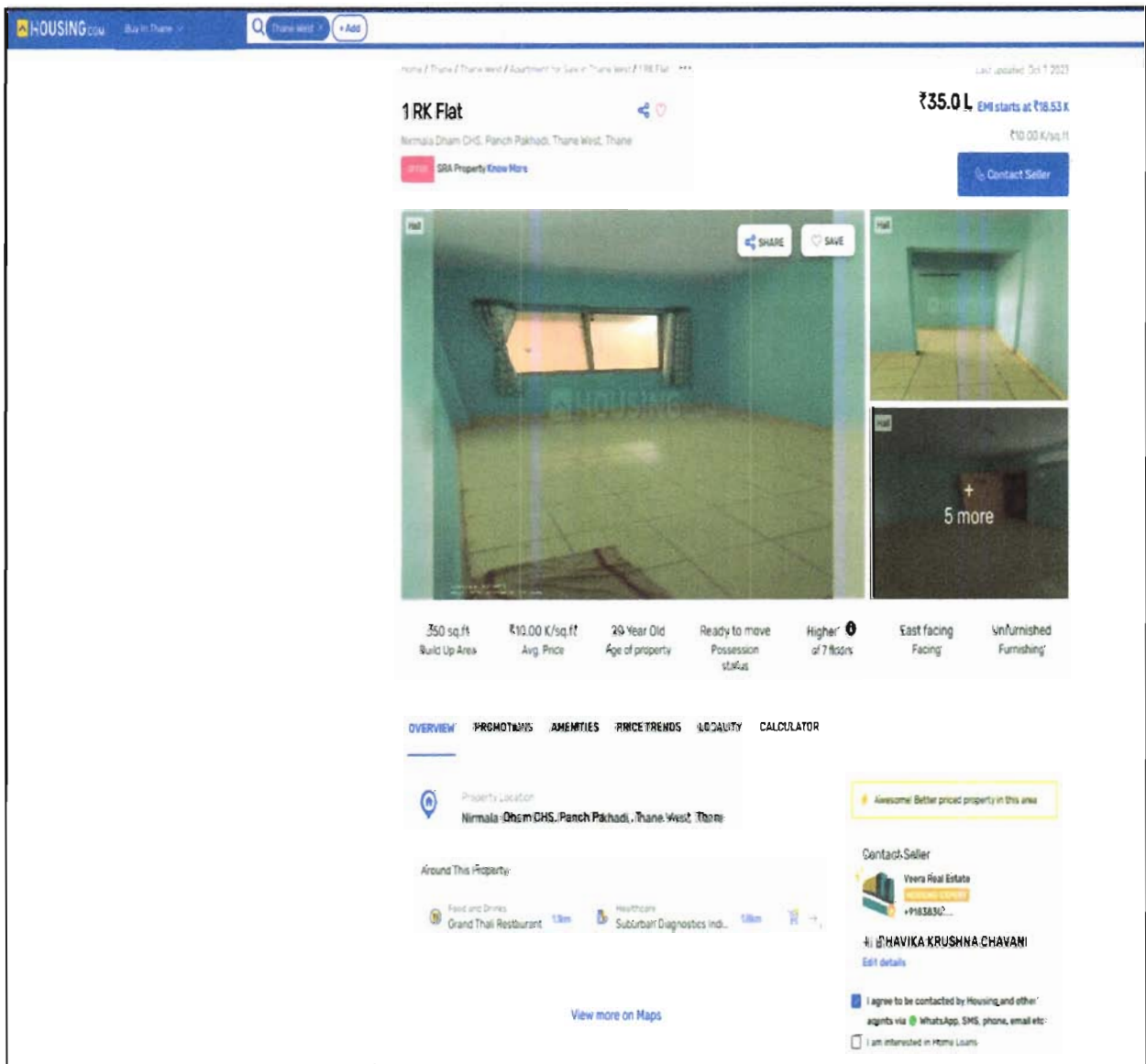
Booking Amount: **₹100000**

Address: **701, Anand Bhuvan, Opp. Brahmin Vidyalyaya, Nr. St John School, Charai, Thane W-400601, Charai, Thane - Central Thane, Maharashtra**



## Price Indicators

Property	Shivaji Path, Thane West		
Source	Housing.Com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	225.00	270.00	350.00
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹15,556.00	₹12,963.00	₹10,000.00



## Sale Instances

Property	Shree Ganesh Tower, Chendani Thane West		
Source	Index no.2		
Floor	4th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	432.00	518.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,046.00	₹12,539.00	-

21/12/2024, 17:52		91_824	
82474 02-03-2024 Note: Generated Through eSearch Module. For original report please contact concern SRO office.		<b>सूची क्र 2</b>	
		दुयमनिबंधक : सह दु.नि.ठाणे 2 दस्ता क्रमांक : 824/2024 नोदणी : Regn:63m	
<b>गावाचे नाव : चेंदणी</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	6500000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5056852.5		
(4) भू-मापन, पोटहिस्सा व धरक्रमांक असल्यास)	1) पालिकेचे नाव: ठाणे म.न.प्रा.इतर वर्णन : इतर माहिती: रुदनिका क्रमांक 403, चौथा मजला, बिल्डींग नं. बी-1, आनंदबन को ऑ हौ सो लि., राध्याचे नाव श्री गणेश टॉवर को ऑ हौ सो लि., शिवाजी पथ, गावदेवी मंदिर, ठाणे प. क्षेत्रफळ 432 चौ.फुट कार्पेट ( ( Survey Number : Tika No. 17, C. T. S.No. 32(Part), Tika No. 23, C. T. S. No. 43A(Part), Tika No. 16, C. T. S. No. 93(Part), ; ) )		
(5) क्षेत्रफळ	432 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असोत तेव्हा.			
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतीवादिचे नाव व पता.	1) नाव:- सतीश मधुकर क्षीरसागर - वय:-66 पता:- प्लॉट नं. 403, माळा नं. 4, इमारतीचे नाव: बिल्डिंग नं. बी-1, श्री गणेश टॉवर को ऑ हौ सो लि., ब्लॉक नं: शिवाजी पथ, गावदेवी मंदिराजवळ, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ACJPK46031 2) नाव:- सुप्रिया सतीश क्षीरसागर - वय:-65 पता:- प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं. बी-1, श्री गणेश टॉवर को ऑ हौ सो लि., ब्लॉक नं: शिवाजी पथ, गावदेवी मंदिराजवळ, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AHDPK3995Q		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतीवादिचे नाव व पता	1) नाव:- किशोर कृष्ण मयेकर - वय:-60 पता:- प्लॉट नं: ९/11, माळा नं:-, इमारतीचे नाव: रामकृष्ण को ऑ हौ सो नं. 2, ब्लॉक नं: चंद्रकांत पाटकर विद्यालय जवळ, रामनगर, डोंबिवली पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACYPM0152P 2) नाव:- कविता किशोर मयेकर - वय:-58; पता:- प्लॉट नं: ९/11, माळा नं:-, इमारतीचे नाव: रामकृष्ण को ऑ हौ सो नं. 2, ब्लॉक नं: चंद्रकांत पाटकर विद्यालय जवळ, रामनगर, डोंबिवली पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AIUP346177E		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024		
(10) दस्त नोदणी केल्याचा दिनांक	09/01/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	824/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	455000		
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

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

### UNDER LYING ASSUMPTIONS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## 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 **₹ 34,17,750.00 (Rupees Thirty Four Lakhs Seventeen Thousands Seven Hundred And Fifty Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants  
(I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.23 17:57:36 +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

