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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Maqbool A. Shaikh**

Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "**Vastu**", 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°57'56.1"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
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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

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✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Shri. Maqbool A. Shaikh**.

Boundaries of the property

North	: Internal Road / Wing - C
South	: Parshwanath Galaxy
East	: Yashraj Park Building
West	: Internal Road

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 **₹ 61,64,352.00 (Rupees Sixty One Lakhs Sixty Four Thousands Three Hundred And Fifty Two 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 18:02:39 +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

Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "Vastu", 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 27.12.2024 for Housing Loan Purpose.
1	Date of inspection	27.12.2024
3	Name of the owner / owners	Shri. Maqbool A. Shaikh
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. 001, Ground Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India. Contact Person : Mr. Usman Maqbool Shaikh (Owner's Son) Contact No. 7715845270
6	Location, Street, ward no	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. = 443.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 576.00 (Area As Per Agreement for sale)
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	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Shri. Maqbool A. Shaikh
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Maqbool A. Shaikh
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	13,800.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
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.
43	For items of work done on contract, produce copies of agreements	N. A.

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

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 27.12.2024 for Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Shri. Maqbool A. Shaikh**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.4911/2004 Dated 02.07.2004 between M/s. Bajaj Constructions (The Promoter) And Shri. Maqbool A. Shaikh(The purchaser).
2)	Copy of Commencement Certificate No.2000 / 129 / TMC / TDD / 813 Dated 10.07.2002 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate V.P. No..2000 / 129 / TMC / TDD / 04 Dated 07.12.2005 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 Km 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 Masonry walls. The external condition of building is Good. The building is used for Residential purpose. Ground Floor is having 2 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is Living Room + Kitchen + bedroom + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 27th December 2024

The Built Up Area of the Residential Flat	:	576.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per occupancy certificate)
Expected total life of building	:	60 Years



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Age of the building as on 2024	: 19 Years
Cost of Construction	: 576.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,12,800.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$: 28.50%
Amount of depreciation	: ₹ 4,59,648.00
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	: 576.00 Sq. Ft. X ₹ 11,500 = ₹66,24,000
Total Value of property as on 27th December 2024	: ₹66,24,000.00

(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 27th December 2024	: ₹ 66,24,000.00 - ₹ 4,59,648.00 = ₹ 61,64,352.00
Total Value of the property	: ₹ 61,64,352.00
The realizable value of the property	: ₹55,47,917.00
Distress value of the property	: ₹49,31,482.00
Insurable value of the property (576.00 X 2,800.00)	: ₹16,12,800.00
Guideline value of the property (576.00 X 7703.00)	: ₹44,36,928.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India for this particular purpose at **₹ 61,64,352.00 (Rupees Sixty One Lakhs Sixty Four Thousands Three Hundred And Fifty Two Only)** as on 27th December 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **27th December 2024** is **₹ 61,64,352.00 (Rupees Sixty One Lakhs Sixty Four Thousands Three Hundred And Fifty Two 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.



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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 Ground 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 flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(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

Route Map of the property



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



Longitude Latitude: 19°16'18.0"N 72°57'56.1"E

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




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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 Village: गावाचे नाव : वडवली (ठाणे महानगरपालिका)

Search By: Survey No. Location

Enter Survey No: 46 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शाविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	चौ. मीटर सर्वेक्षण नंबर
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शाविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	चौ. मीटर सि.टी.एस. नंबर
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शाविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर (गावठाण)	19900	97700	109100	121900	109100	चौ. मीटर सि.टी.एस. नंबर
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Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Flat Located on Ground 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			
The difference between land rate and building rate(A-B=C)	77,800.00			

Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	82,918.00	Sq. Mtr.	7,703.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

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

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **map**

₹1 Cr ₹14,124 per sq. ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 Kasar vadavali, Thane

RERA STATUS REGISTERED Registration No: P51700002158 Website: <http://maharastra.maharashtra.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Property ID: Society ID:

Area
 Carpet area: 708 sq. ft. (3375 sqm)

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony

Price
 ₹ 1 Crore
 ₹ 14,124 per sq. ft.

Address
 Puraniks Hometown
 Kasar vadavali, Thane

Floor Number
 2nd of 28 Floors

Property Age
 1 to 5 Year Old

Places nearby
 Kasar vadavali, Thane

Dhanlaxmi Shopping Pousmatra Mandir Ganesh Mandir ganesh temple Bank of baroda ATM Bank

Transaction Type: Resale **Forming:** Unfurnished **Floor/Backup:** None **Property Code:** B79065851
www.99acres.com/B79065851

About Property
 Address: Kasar vadavali, Thane
 We are the proud owners of this 2 bhk apartment available in bichun, kasar vadavali, thane. This unfurnished apartment is a 1-5 year old property, priced approximately ₹14124.00 per sq. ft. Or Rs. ₹1 crore. It is a resale and a ready to move in apartment. The unit is located on 2nd floor and [More >>](#)



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Price Indicators

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

99acres Buy Enter Locality Project Society Landmark Post property

₹1.1 Cr @ 15,602 per sq.ft. **2BHK 2Baths**
 Estimated EMF ₹57,857 Flat Apartment for Sale

REERA STATUS NOT AVAILABLE Website: <http://www.maha.nvra.gov.in/>

Overview Owner Details Price Trends Registry Record Explore Locality Recomm.

Property (4)

Area
 Carpet area: 705 sq.ft. (65.14 sq.yd.)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
 ₹ 1.1 Crore @ 15,602 per sq.ft. (Negotiable)

Address
 Parshwanath Galaxy, Kasar vadavali, Thane

Floor Number
 3rd of 16 Floors

Facing
 East

Overlooking
 Main Road

Property Age
 10+ Year Old

Places nearby
 305, Kasar vadavali, Thane

Dhanlaxmi Shopping, Pousmatra Mandir, Ganesh Mandir, ganesh temple, Bank of baroda ATM, Bank

Why should you consider this property?

East Facing, Close to Metro Station, Close to School, Close to Hospital, Wheel Chair Friendly, Pet Friendly, 24*7 Water, Visitor Parking, On Call Maintenance Staff, Close to Market, Carrot Property, Overlooking Main Road, Feng Shui/Vastu Compliant, Parking Available

Transaction Type: Resale
 Property Ownership: Co-operative S
 Flooring: Vitrified
 Furnishing: Semifurnished
 Corner Property: Yes
 Parking: 1 Open
 Wheel Chair Friendly: Yes
 Pet Friendly: Yes
 Water Source: Municipal corporation
 Power Backup: Partial
 Property Code: D74573227
www.99acres.com/D74573227

About Property



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Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	445.00	534.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,498.00	₹11,248.00	-

756473
17-10-2024Note:-Generated Through eSearch
Module.For original report please contact
concern SRO office

सूची क्र.2

बुध्दम निबंधक : दु.नि. ठाणे 1
दस्ता क्रमांक : 7564/2024
नोंदणी :
Regn 63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6006500
(3) बाजारभाव/भाडेपट्टा/वाढी/बाबतिलपट्टाकार आकारणी ठेके की पट्टेदार से नमुद करावे	5310542.12
(4) भू. मापन पोटहिसा व घरक्रमांक असल्यास	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं. फ्लॉट नं. 2606, माळा नं. 26 वा मजला बिल्डिंग नं. ए, इमारतीचे नाव: एस पार्कसाईड, ब्लॉक नं: वडवली, रोड : ठाणे वेस्ट, इतर माहिती: सर्व्हे नं. 7 हिस्सा नं. 5/1, सर्व्हे नं. 7 हिस्सा नं. 5/2, सर्व्हे नं. 7 हिस्सा नं. 6, सर्व्हे नं. 7 हिस्सा नं. 7, सर्व्हे नं. 7 हिस्सा नं. 8/1, सर्व्हे नं. 7 हिस्सा नं. 8/2, क्षेत्र 41.340 चौ. मी. रेरा कार्पेट ओपन बाल्कनी क्षेत्र 1.940 व एक कार पार्किंग सहित (Survey Number : सर्व्हे नं. 7 हिस्सा नं. 5/1, सर्व्हे नं. 7 हिस्सा नं. 5/2, सर्व्हे नं. 7 हिस्सा नं. 6, सर्व्हे नं. 7 हिस्सा नं. 7, सर्व्हे नं. 7 हिस्सा नं. 8/1, सर्व्हे नं. 7 हिस्सा नं. 8/2 :))
(5) क्षेत्रफळ	41.340 चौ मीटर
(6) आकारणी किंवा जुळी ट्रेप्यल असेल तेव्हा	
(7) दस्तऐवज करून घेणा या, तिसून ठेवणा या पत्रकाराचे नाव किंवा टिवाणी न्यायालयचा तुकुमनामा किंवा अदालत असल्यास प्रतिवादिचे नाव व पत्ता.	1) नाव मे अरली इन्स्टिट्यूट वे भागीदार मनीष पिरज ट्रेडिंग सर्व्हे कु मु निश्चित ठरवत वच: 44 पत्ता: फ्लॉट नं. माळा नं. इमारतीचे नाव 8 म्हाजन अपार्टमेंट, ब्लॉक नं. वीर सावरकर मार्ग, रोड नं. नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड- 400602 पॅन नं. AAIFA91B4D
(8) दस्तऐवज करून घेणा या पत्रकाराचे व किंवा टिवाणी न्यायालयचा तुकुमनामा किंवा अदालत असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव. सीतेरा कुभकर वच. 39, पत्ता फ्लॉट नं. सी 1/1203, माळा नं. इमारतीचे नाव उजली बुक्स केस 3, ब्लॉक नं. आमट नगर, रोड नं. फोडबटर रोड ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड- 400610 पॅन नं. ECIPK0566J 2) नाव प्रीती कुभकर वच. 37, पत्ता फ्लॉट नं. सी 1/1203, माळा नं. इमारतीचे नाव उजली बुक्स केस 3, ब्लॉक नं. आमट नगर, रोड नं. फोडबटर रोड ठाणे वेस्ट, महाराष्ट्र, THANE. पिन कोड- 400610 पॅन नं. GIKPK9148B
(9) दस्तऐवज करून टिवाणा टिनांक	11/10/2024
(10) दस्त नोंदणी केल्याचा टिनांक	11/10/2024
(11) अनुक्रमांक खत व पत्र	7564/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	
मुद्रांकनामाची विचारात घेतलेला तपशील	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	601.00	721.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,022.00	₹12,518.00	-

20946536
25-10-2024Note -Generated Through eSearch
Module.For original report please contact
concern SRO office.

सूची क्र.2

दुयान निबंधक : दु.नि. ठाणे 9
दस्ता क्रमांक : 20946/2024
नोदणी :
Regn.53m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदस्ता	9028224
(3) बाजारभावात भाडेघट्टाचा बाबतिलघट्टाकार आकारणी देतो की घट्टेदार लेनमंडू करावे	7163647
(4) भू. मापन. पोटहस्ता व धरकमाक (असल्यास)	1) पाटिकेचे नाव:ठाणे म.न.पा.इतर वर्जन : इतर माहिती: मीजे कासारवडवली,ता. जि. ठाणे येथील टोकीपो बे फेज-2ए रेरा नं.पी51700000520,प्लॉन नं. 13/48/1ब/4,सर्वे नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट,सवतिका क्र. 401,4 भा मजला,टोकीपो बे,बिल्डींग नं.3,सुसेन,घोडबंदर रोड,वडवली,ठाणे पश्चिम. सवतिका क्षेत्र 55.844 चौ.मी. कार्पेट. 3.225 चौ.मी. एनक्लोज बाळकनी 4.420 चौ.मी. डेकट/बाळकनी, आणि एक कार पार्किंग. (सादर दस्तातील निवृत्ती मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्र मुद्रांक -2021/ अनी.स.क्र.12/प्र.क्र.107/म-1(धोरण) दि. 31.03.2021 अन्वये 1 टक्के सवलत देण्यात येत आहे.) व सादर सवलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परीपत्रकात सादर नविन सुधारणानुसार सवलत देण्यात आली आहे. ((Survey Number : सर्वे नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट.))
(5) क्षेत्रफळ	63.489 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल का?	
(7) दस्तावेज करून देण-या/जि.नू.न. ठेवण-या घडकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	1) नाव: पुराणिक टोकिपो बे प्रॉजेक्ट लिमिटेड (मे सर्व्हे पुणे इन्टरप्रॉजेक्ट) चे सवालक/भागीदार पुराणिक योगेश मोहिते पावे लॉक कबुली जबाब करील याबाबत कोर्टकार वय-40 पत्ता: प्लॉट नं. , गळान न. तळ ते पाच पत्रके, इमारतीचे नाव: पुराणिक वन , ब्लॉक नं. काचनगुण, कावेसर, ठाणे पश्चिम , रोड नं. घोडबंदर रोड, महाराष्ट्र, ठाणे. पिन कोड:-400635 पॅन नं:-AANCP7511K
(8) दस्तावेज करून देण-या घडकाराचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	1) नाव: प्रमोटी रत्न साठवण वय-40 पत्ता: प्लॉट नं. , गळान न. इमारतीचे नाव . ब्लॉक नं. 2/201 पत्ता: जवळी अर्धवेत, काटेमनीवली नाका रोड, योगेश्वर टावर समोर , काटेमनीवली नाका कल्याण पूर्व , रोड नं. महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BKEPS7153P
(9) दस्तावेज करून दिल्याचा दिनांक	24/10/2024
(10) दस्ता नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	20946/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	541750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
मुद्रांकनासाठी विद्यमान 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 **27th 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 **₹ 61,64,352.00 (Rupees Sixty One Lakhs Sixty Four Thousands Three Hundred And Fifty Two 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=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.27 18:02:53 +05'30'

Manoj



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

