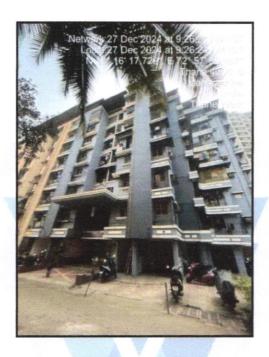


# Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

# Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: Shri. Magbool 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 Regd. Office Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

#### Our Pan India Presence at:

Q Aurangabad 
 Q Pune

Mumbai

Raipur **♀** Jaipur

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







# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Thane/12/2024/013331/2309823 27/16-521-PSSK Date: 27.12.2024

## **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. Magbool A. Shaikh.

Boundaries of the property

North Internal Road / Wing - C

South Parshwanath Galaxy

Yashrai Park Building East

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 DN: cn=Manoj Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.12.27 18:02:39 +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

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Raipur 

# 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)

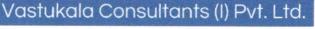
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

#### 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	1 7676
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.
		1



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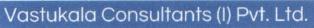




15	lease, and te (i) (ii)	ehold, the name of Lessor/lessee, nature of date of commencement and termination of lease rms of renewal of lease.  Initial Premium  Ground Rent payable per annum  Unearned increased payable to the Lessor in the event of sale or transfer	N.A.			
16	1	e any restriction covenant in regard to use of If so, attach a copy of the covenant.	As per documents			
17		ere any agreements of easements? If so, attach of the covenant	Information not available			
18	Planni	he land fall in an area included in any Town ng Scheme or any Development Plan of nment or any statutory body? If so, give plars.	Information not available			
19		ny contribution been made towards development ny demand for such contribution still nding?	Information not available			
20	acquis	e whole or part of the land been notified for ition by government or any statutory body? Give f the notification.	No			
	Attach	a dimensioned site plan	N.A.			
	IMPRO	OVEMENTS	of Committee and the committee			
22		plans and elevations of all structures standing land and a lay-out plan.	Information not available			
23	on the land and a lay-out plan.  Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)		Attached			
24	Is the I	building owner occupied/ tenanted/ both?	Owner Occupied - Shri. Maqbool A. Shaikh			
		oroperty owner occupied, specify portion and of area under owner-occupation	Fully Owner Occupied			
25		s the Floor Space Index permissible and ntage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available			
26	RENT	S				
	(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		y of the occupants related to, or close to ss associates of the owner?	Information not available			



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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. Magbool 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. No2000 / 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 Masonery 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) X (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

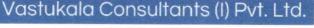
Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 001, Ground Floor, Building No 14, Wing - B, "Vastu", Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India for 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**

- 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 flo	ors and height of each floor	:	Part Ground + Part Stilt + 7 Upper Floors			
2	Plinth are	ea floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor			
3	Year of o	construction	:	2005 (As per occupancy certificate)			
4	Estimated future life		:	Ground Floor  2005 (As per occupancy certificate)  41 Years Subject to proper, preventive periodic maintenance & structural repairs  R.C.C. Framed Structure  R.C.C. Foundation  All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.  6" Thk. Brick Masonery.  Teak Wood Door frame with Solid flush door, Powder coate Aluminum sliding windows, .  Vitrified Tile Flooring.  Cement Plastering + POP Finish.  R. C. C. Slab.			
5		construction- load bearing walls/RCC seel frame	:	R.C.C. Framed Structure			
6	Type of f	foundations		R.C.C. Foundation			
7	Walls						
8	Partitions		:	6" Thk. Brick Masonery.			
9	Doors and 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	(i)	Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Electrical wiring with			
	(ii)	Class of fittings: Superior/Ordinary/ Poor.		concealed			





#### **Technical details**

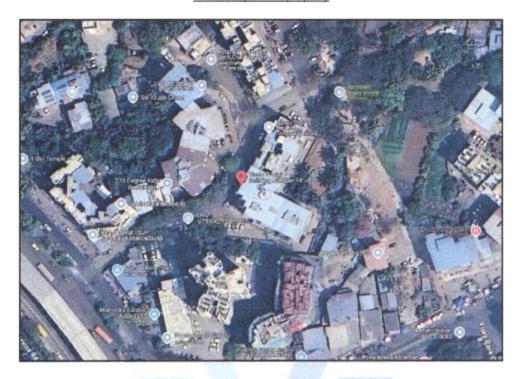
### Main Building

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	1	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Chequred 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

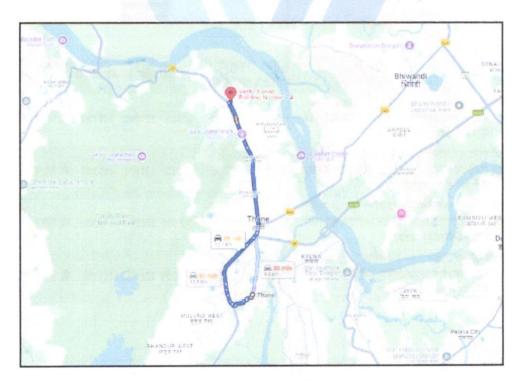




#### Route Map of the property



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).





#### Ready Reckoner Rate



# Department of Registration and Stamp नोंदणी व मुद्रांक विभाग Government of Maharashtra

# महाराष्ट्र शासन

English

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

#### Home Valuation Guidelines | User Manual Year 2024-2025 Language Selected District Thane गावाचे नाव : वडवली (ठाणे महानगरपालिका) Select Village Search By Survey No. Location

46

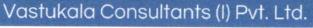
Enter Survey No

उपविभाग	खुती जमीन	निवासी सदनिका	ऑफ़ीस दुकाने	आद्योगिक	एकक (Rs./)	Attribute
13/48-1ब 4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर ( गावठाण )	19900	97700	109100 121900	109100	चो. मीटर	सर्वेक्षण नंबर
13/48-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1:3/4" मध्ये दर्शविलेल्या 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 दर्शविलेल्या 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 "1-अ/4" मध्ये दर्शविलेत्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस सर्वे नंबर सिटी सर्वे नंबर ( गावठाण )	19900	97700	109100 121900	109100	चौ. मीटर	सर्वेक्षण नंबर

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			



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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** 

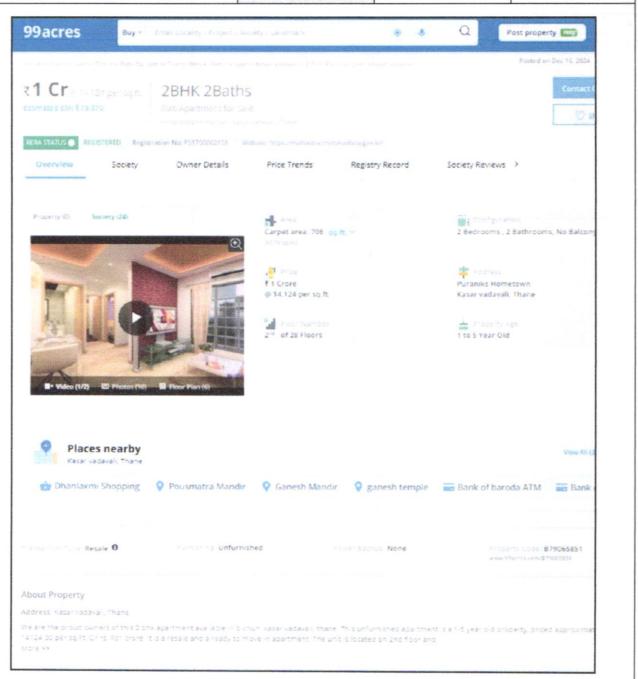
Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	depreciation is to be considered. However	After initial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





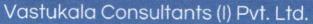
#### **Price Indicators**

Property	Residential Flat	Residential Flat		
Source	https://www.99acres.com/	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	-	





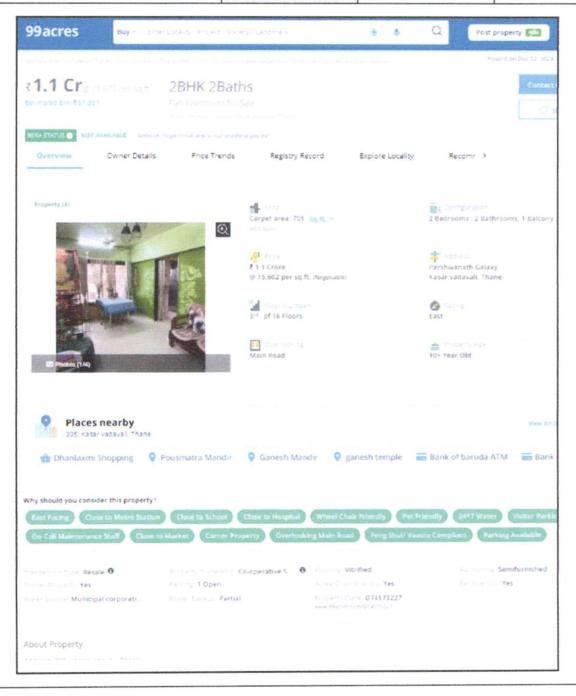
Since 1989



d.

#### **Price Indicators**

Property	Residential Flat	Residential Flat		
Source	https://www.99acres.com	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	-	







#### Sale Instances

Property	Residential Flat	Residential Flat		
Source	https://www.99acres.com/	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 17-10-2024 Note:-Generated Through eSearch Module,For original report please contact

concern SRO office

सूची क्र.2

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

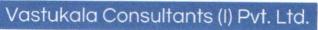
नोबंगी : Regn 63m

#### गावाचे नाव: वडवली

(१)वितेखाचा प्रकार	करारनामा
(2)मोबदता	6006500
(३) बाजारभाव(भारेपटटयाच्या	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: फ्तॅट न.2606, माळा नं: 26 वा मजता
घरक्रमांक(असत्यास)	बिल्डिंग नं. ए, इमारतीचे नाव: एस यार्कसाईड, 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.रेसा कार्येट ओपन बास्कनी क्षेत्र
	1.940 व एक कार पार्किंग सहित( ( Survey Number : सर्कें नं, 7 हिस्सा नं, 5/1, सर्कें नं, 7
	हिस्सा नं 5/2, सर्वें नं 7 हिस्सा नं 6, सर्वें नं 7 हिस्सा नं 7, सर्वें नं 7 हिस्सा नं 8/1, सर्वें नं 7
	हिस्सा नं.8/2 : ) )
(S) <b>全国</b> 国际	41.340 ची मीटर
(६) आकारणी किंवा जुड़ी देण्यात असेल तेव्हा.	
(7) दस्तपेवज करून देणा-पा/लिहून ठेवणा-पा	शः नावः मे आरती इस्टेट्स वे भागीदार मनिष्य धिरज देविया तर्क कु मु निस्तित उवकर वयः ४४ यताः प्लॉट नं: -,
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा	माळा न. , इमारतीचे नावः ८ महाजन अपार्टमेंट , ब्लॉक नं: वीर सावरकर मार्ग, रोठ नं: नौपाठा ठाणे , महाराष्ट्र,
नुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे	ठाले. चिन कोड:-400602 पॅन नं: AAIFAP184D
नाव व पता	
(८) दस्तरेवज करून घेणा-या प्रक्षकाराचे व किर	🛮 📭 नदः रीतेशः कुंभकर वदः ३७, एतः प्लॉट नं सी १/१२०३ , माळा नं - , हमारतीर्वे नावः उन्नती बुद्धः
टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	किस 3 , ब्लॉक नं. आनंद नगर , रोड नं. घोडबंदर रोड ठाणे वेस्ट, महाराष्ट्र, ठाणे. 'प्रिन कोड' 400615 'पॅन मं
असल्यास, प्रतिवादिचे नाव व पत्ता	ECIPK0566J
	2) नाव पीती कुभकर वयः 37; पताः ऱ्लॉट न सी-V1203, माळा नं ः इमारतीचे मावः उन्नती बुत्न केस-3.
	कॉक न आनद मगर, रोड न घोडबदर रोड ठाणे देस्ट, महाराष्ट्र, THANE , चिन कोड: 400615 चेन न
	GIKPK9148B
(१) दस्तऐवज करून दिल्याचा दिनांक	11/10/2024
(10)दस्त नोंदणी केल्पाचा दिनांक	11/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7564/2024
(12)बाजरभावाप्रमाणे मुहाक शुल्क	420500
(13) बाजारभाताप्रमाणे नोंदणी मुक्क	30000
(१४) म्हेरा	
मुत्यांक-गमाठी विचारात घेतलेला तपमील.	
मुद्रांक शुल्क आकारतामा निवडतेता अनुव्हेद	(i) within the limits of any Municipal Corporation or any Cantonment area
	annexed to it.



Since 1989



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#### Sale Instances

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

20946536

25-10-2024

Note -Generated Through eSearch Module For original report please contact

concern SRO office.

सूची क्र.2

दुयाम निबंधक : दु.नि. ठाणे १ दस्त क्रमांक : 20946/2024

नोटणी Regn 63m

गावाचे नाव: वडवली

(1)विलेखाचा प्रकार	करारमामा
(2) मोबद्रता	9028224
(३) बाजारभाव(भाडेपटटराच्या	7163647
बाबतितपटटाकार आकारणी देतो की पटटेडार	
नमुद्र करावे)	
(४) भू-माधन घोटहिस्सा व	1) पालिकेचे नाव:ठाणें म.न.पा.इतर वर्णन :, इतर माहितीं: मीजे कासारवडवली,ता. जि. ठाणे येथील
घरक्रमांक(असल्यान)	टोकीयो बे फेज-2ए,रेरा नं.पी51700000520,क्षोन नं. 13/48/1ब/4,सर्वे
	नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट,सदनिका क्र. 401,4 था मजला,टोकीयो
	बे,बिल्डींग नं.3,झुसेन,घोडबंदर रोड,वडवती,ठाणे पश्चिम. सदिनका क्षेत्र 55.844 चौ.मी. कार्पेट.
	3.225 चाँ,मी. एनक्लोज बाल्कनी 4.420 चौ.मी. डेक्ट/बाल्कनी, आणि एक कार पार्किंग. (सदर
	दस्तातील निवासी मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क मुद्रांव
	-2021 / अनी, स.क.12/प्र.क.107/म-1(धीरण) दि. 31.03.2021 अन्वये 1 टक्के सवलत देण्यात
	येत आहे.) व सदर सवततीत सुधारीत आदेशानुसार महसुल आणि वन विभागाने जारी केलेल्या
	विनांक 26 में 2023 च्या नंबीन परीपत्रकात सादर नविन सुधारणानुसार सवतत देण्यात आती आहे
	( ( Survey Number : सर्वे नं.21/9पार्ट,22/1पार्ट,22/5पार्ट,21/11अ पार्ट,23/4 पार्ट ; ) )
(5) প্রসক্রেজ	63.489 ची.मीटर
(b) आकारणी किया जुडी देण्यात असेत तेव्हा.	
(7) दस्तऐवज करूम देणा-पश्तिहम ठेवणा-पा	<ol> <li>नव -प्राणिक टोकियो वे प्रायक्टेट तिमिटेठ ( मे. साई पुष्प इंटरप्राइकेस ) चे संचातक/भागिदार प्राणिक</li> </ol>
पक्षकाराचे नाव किया दिवाणी न्यायालयाचा	योगेमा गोविद यांचे तर्फे कबुली जबाब करीता मालाजी कर्डेकर वय: -60 पत्ता: प्लॉट मं: -, माळा मं: तळ ते पाच
हकुममामा किया आदेश असत्यास, प्रतिवादिचे	मजले , इमारतीचे माव: पुराणिक्स वम , ब्लॉक में: कांचमपुष्प, कांवेसर, ठाणे पश्चिम : रोड में: घोडबंदर रोड ,
नांड व एसा.	महाराष्ट्र, ठाणे. पिन क्रोड:-400635 पॅन नं:-AANCP7531K
(8) दस्तपेबज करून घेका या प्रश्काराचे व किंव	। १): संब प्रगति स्तर सार्वत । वदः 40; प्रतः प्लॉट नं । प्राळा २: , इपारतीचे संब :, ब्लॉक नं १/201 पा
दिवाणी न्यायास्याचा हुकुमनामा किंवा आदेश	पार्वती अपार्टमेंट ,काटेमानीवती नाका रीठ, येगेरेश्वर टावर समोर , काटेमानीवती नाका कल्याण पूर्व , रीठ न
असल्यास,प्रतिवादिचे नाव व पत्ता	महाराष्ट्र, ठाणे. यिन कोठ: 421306 यॅन रे: BXEPS7153P
(१) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10) इस्त नोंडणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	20946/2024
(12)बाजारभावाप्रमाणे मुद्रांक सुल्क	541750
(13)बाजारभावाप्रमाणे नोंदणी सुल्क	30000
(14) मोरा	
मुल्यांकनासाठी विचारात घेततेला तपशीतः :	
्र मुट्टांक शुल्क आकारतामा निवहतेला अनुच्छेट	(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.
- 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.



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STORY OF THE PROPERTY OF THE PROP

#### **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.

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukal

Manoj Chalikwar Consultants (I) Pvr. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.12.27 18:02:53 +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



