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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Pooja Prasad More**

Residential Flat No. 02, Ground Floor, "**Siddhi Sai Iaxmi Plaza Co. Op. Hsg. Soc. Ltd.**", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India.

Latitude Longitude : 19°18'9.9"N 72°51'45.5"E

### Intended User:

**Cosmos Bank**

**Santacruz (East) Branch**

Shop No.1 & 2, Gr. Floor, Arun CHS , Plot No.47-A, Golibar Road, Near R K Hospital, Santacruz ( East ), Mumbai - 400055



### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247485919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, Ground Floor, "Siddhi Sai Iaxmi Plaza Co. Op. Hsg. Soc. Ltd.", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India belongs to **Mrs. Pooja Prasad More**.

Boundaries	:	Building	Flat
North	:	Vitthal Mandir Lane	Flat No. 1
South	:	Narmada Palace Building	Lift
East	:	Jai Sai Complex	Marginal Space
West	:	Internal Road	Staircase

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 **₹ 37,78,560.00 (Rupees Thirty Seven Lakhs Seventy Eight Thousands Five Hundred And Sixty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2025.01.07 17:33:07 +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



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Residential Flat No. 02, Ground Floor, "Siddhi Sai laxmi Plaza Co. Op. Hsg. Soc. Ltd.", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, 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 07.01.2025 for Bank Loan Purpose.
1	Date of inspection	06.01.2025
3	Name of the owner / owners	<b>Mrs. Pooja Prasad More</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 02, Ground Floor, " <b>Siddhi Sai laxmi Plaza Co. Op. Hsg. Soc. Ltd.</b> ", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Saurabh Tambe (Agent) Contact No. 9372819709
6	Location, Street, ward no	Vimal Dairy Lane, Navghar Pathak Road Village - Goddev, Bhayandar (East) District - Thane
7	Survey / Plot No. of land	Hissa No - 12 of Village - Goddev New Survey No - 4 Old Survey No - 78
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 282.96</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 328.00</b> <b>(Area As Per Agreement For Sale Cum Transfer)</b>



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13	Roads, Streets or lanes on which the land is abutting	Village - Goddev, Bhayandar (East) Taluka - Thane, District - Thane, Pin - 401 105
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?	Tenant Occupied - Mrs. Jyoti Lokhande
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Information not available Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mrs. Jyoti Lokhande
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,000.00

	(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		<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 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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2005 (As per site information)
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.
<p><b>Remark:</b> 1) As per Site Inspection the 1 RK Flat is Converted into 1 Bedroom + Hall + Kitchen, the purpose of valuation we have considered the area as per Agreement for sale. 2) Copy of Approved Building Plan &amp; Occupancy Certificate were not provided and not verified.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 07.01.2025 for Residential Flat No. 02, Ground Floor, "**Siddhi Sai laxmi Plaza Co. Op. Hsg. Soc. Ltd.**", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India belongs to **Mrs. Pooja Prasad More**.

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

1)	Copy of Agreement For Sale Cum Transfer Dated 12.09.2024 between Miss. Namrata Sangam Gamare(The Transferor) And Mrs. Pooja Prasad More(The Transferee)(8 Pages from Agreement).
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### Location

The said building is located at Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105. The property falls in Residential Zone. It is at a traveling distance 1.3 Km from Bhayandar Railway Station.

### Building

The building under reference is having Ground + 6 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 4 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 1 Bedroom + Living Room + Kitchen + 2 Passage + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 7th January 2025

The Built Up Area of the Residential Flat	:	328.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2005 (As per site information)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	328.00 Sq. Ft. X ₹ 2,600.00 = ₹ 8,52,800.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$	:	30.00%
Amount of depreciation	:	₹ 2,55,840.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 95,300/- per Sq. M. i.e. ₹ 8,854/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 82,900/- per Sq. M. i.e. ₹ 7,702/- per Sq. Ft.
Value of property	:	328.00 Sq. Ft. X ₹ 12,300 = ₹40,34,400
Total Value of property as on 7th January 2025	:	₹40,34,400.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 7th January 2025	:	₹ 40,34,400.00 - ₹ 2,55,840.00 = ₹ 37,78,560.00
Total Value of the property	:	₹ 37,78,560.00
The realizable value of the property	:	₹34,00,704.00
Distress value of the property	:	₹30,22,848.00
Insurable value of the property (328.00 X 2,600.00)	:	₹8,52,800.00
Guideline value of the property (328.00 X 7702.00)	:	₹25,26,256.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 02, Ground Floor, "Siddhi Sai laxmi Plaza Co. Op. Hsg. Soc. Ltd.", Near Vitthal Mandir, Vimal Dairy Lane, Navghar Pathak Road, Village - Goddev, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India for this particular purpose at **₹ 37,78,560.00 (Rupees Thirty Seven Lakhs Seventy Eight Thousands Five Hundred And Sixty Only)** as on 7th January 2025

## 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 **7th January 2025** is **₹ 37,78,560.00 (Rupees Thirty Seven Lakhs Seventy Eight Thousands Five Hundred And Sixty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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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	: Ground + 6 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 site information)				
4	Estimated future life	: 40 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, .				
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.					



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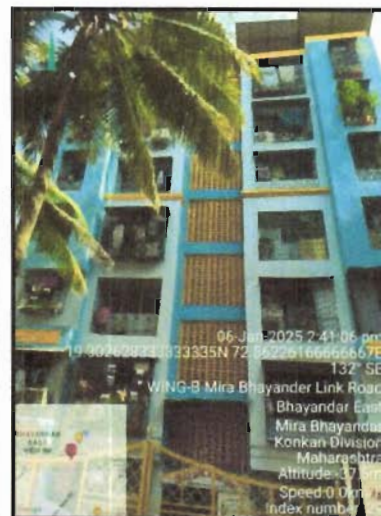
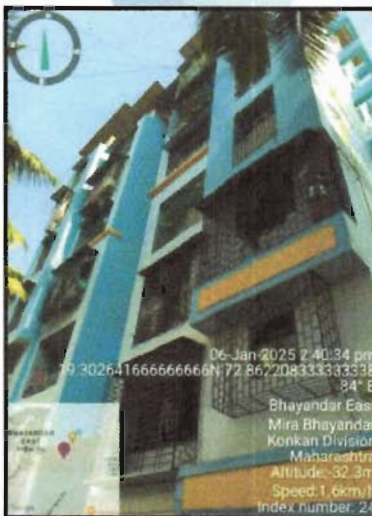
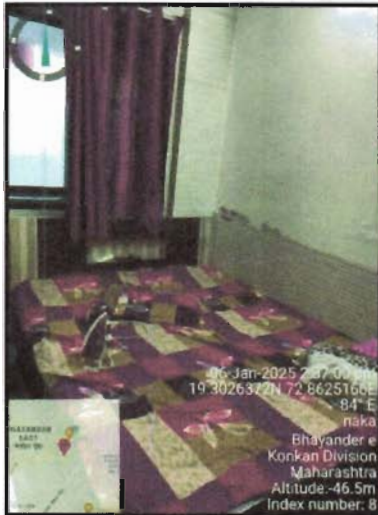




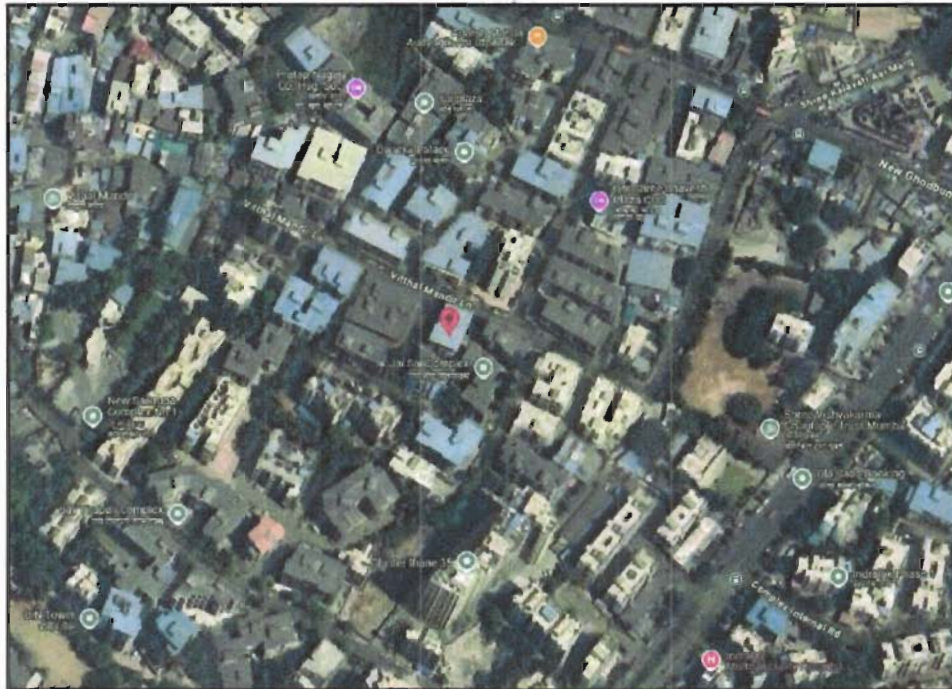
**Technical details****Main Building**

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

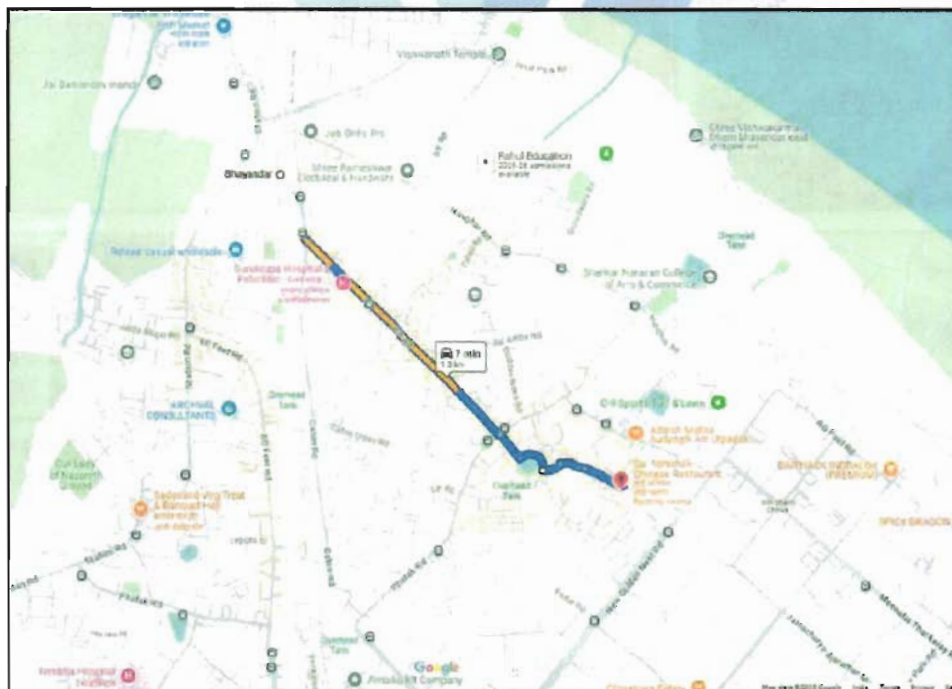
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°18'9.9"N 72°51'45.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhayandar - 1.3 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 )

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**Year** 2024-2025 **Language** English

**Selected District** Thane

**Select Taluka** Thane

**Select Village** Mauje [Gaon] Ghoddev No 3 (Mira Bhain)

**Search By**  Survey No.  SubZones

Select	उपविभाग	सुली बंधीन	निवाची सदनिका	बॉडीस	दुकाने	बीघोविक	एकक (Rs./)
SurveyNo	3/18-एम) मु- विभाग घोडदेव गावठील मिळकती संव्हे क्रमांक	33300	95300	109600	119100	109600	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95300			
Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>95,300.00</b>	<b>Sq. Mtr.</b>	<b>8,854.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33300			
The difference between land rate and building rate(A-B=C)	62,000.00			
Percentage after Depreciation as per table(D)	20%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>82,900.00</b>	<b>Sq. Mtr.</b>	<b>7,702.00</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:

	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



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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	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	450.00	540.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹14,000.00	₹11,667.00	-



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**1 BHK Flat In Rashmi Laxmi Sadan For Sale In ...**

Bhayandar East, Mira Bhayandar, Maharashtra, INDIA

**₹ 63 Lacs**

Negotiable

**₹ 36,108/Month**

Estimated EM

**680**



Sq Ft


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Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar east / 1bhk Flat for Sale in Bhayandar east / Property D...

Photos
Location



**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**3**

Security

**None**

Parking

**Dec 25, 2024**

Posted On

**Immediately**

Process On

**Rashmi Laxmi Sadan**

Apartment

**Partial**

Power Backup

The owner will be showing this property at 05:00 PM on 11 January!!

[Join Visit](#)

[Contact](#)

[Schedule Visit](#)

Report what was not correct in this property

Listed by Broker    Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: Mira Road Station    Kunjan Yoga And Wellness    Thunga Hospital    Razaaz Multiplex

Sarvoday Complex Garden

**Overview**

Age of Building: 5-10 Years

Maintenance Charges ₹ 1.9 Per Sq.Ft/M

Builtup Area: 680 Sq.Ft.

Ownership Type: Self Owned

Flooring: Vitrified Tiles

Carpet Area: 450 Sq.Ft.

**Activity On This Property**

🔍 109 Unique Views    ❤️ 6 Shortlists    🗨️ 9 Contacted

Powered By **NBEstimate**

**Similar Properties**


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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	354.00	424.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,689.00	₹12,241.00	-




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[Login](#)



**1 BHK Flat in Subamkaronti Apartment For Sale ...**  
Cabin Cross Rd, Near Sarkswati Vidyalaya High School

**₹ 52 Lacs**   **₹ 29,803/Month**   **425**   **Need Home Loan?**

Non-negotiable   Estimated EMI   Sq Ft   [Apply Loan](#)



**1 Bedroom**  
10 of Bedroom

**1 Bathroom**  
10 of Bathroom

**NA**  
Security

**None**  
Parking

**Nov 27, 2024**  
Posted On

**Immediately**  
Possession

**Subamkaronti Apar...**  
Apartment

**None**  
Power Backup

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Wrong Info

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**Overview**

Age of Building: >10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹ 1.6 Per Sq.Ft/M	Flooring: NA
Builtup Area: 425 Sq.Ft	Furnishing Status: Fully Furnished
Facing: North-East	Floor: 2/4

**Activity On This Property**

59 Unique Views   0 Shortlists   0 Contacted

Powered By: NBEstimate

**Similar Properties**



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	357.00	428.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,577.00	₹10,481.00	-

19364337	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7
25-10-2024		दस्ता क्रमांक : 19364/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : गोडदेव</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मॉबदला	4490000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3790081	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मोजे गोडदेव.एम वार्ड,विभाग क्र. 3/18 येथील सदनिका क्र. 302,तिसरा मजला.बी विंग.न्यू आनंद पॅलेस को-ऑप. ही.सो.सि.,विमल डेअरी लॅन.काशी नगर.गोडदेव गाव.भाईदर पूर्व.तालुका जिल्हा ठाणे. सदनिकेचे बिल्ट अप 428 चौ.फुट म्हणजेच बिल्ट अप क्षेत्रफळ 39.77 चौ. मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.( ( Survey Number : नविन स.नं. 4. हिस्सा नं. 7 ; ) )	
(5) क्षेत्रफळ	39.77 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-भरत सिंह खवत वय:-48 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 302, तिसरा मजला. बी विंग. न्यू आनंद पॅलेस को-ऑप. ही.सो.सि., विमल डेअरी लॅन. काशी नगर. गोडदेव गाव. भाईदर पूर्व. तालुका जिल्हा ठाणे. ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BDQPR3699C	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-अशित धिरेन देबनाथ वय:-35; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव सी-6, साई कॉम्प्लेक्स, महादेव पार्क जवळ, गोडदेव गाव, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ASSPD1539K 2): नाव:-उज्ज्वला देबनाथ वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सी-6, साई कॉम्प्लेक्स, महादेव पार्क जवळ, गोडदेव गाव, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DFKPD2857C	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	19364/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	314300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्याकनासाठी 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	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	333.00	399.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,913.00	₹10,761.00	-

1/7/25, 11:12 AM		sgr_3542
3542337 17-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 3542/2024 नोंदणी : Regn.63m
<b>गावाचे नाव : गोडदेव</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3542301	
(4) भू-मापन,फोटोहिस्सा व धरक(मांक)असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मोजे गोडदेव,वोर्ड क्र. एम.विभाग 3/18,सदनिका क्र. 401/ए विंग,चौधा मजला,कुमुद पार्क को. ऑप. हो. सोसा. लि.,काशी नगर,भाईदर पू. ठाणे 401105. एकूण क्षेत्रफळ 37.17 चौ. मी. बिल्टअप आहे.( ( Survey Number : Old Survey No. 78/2(Pt) New Survey No. 4/2(pt) : ) )	
(5) क्षेत्रफळ	37.17 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-तुकाराम विठोबा वीर - - वय-62 पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. - ,सदनिका क्र. 401/ए विंग, चौधा मजला, कुमुद पार्क को. ऑप. हो. सोसा. लि., काशी नगर, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-AJLPV8919M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-माधव अयोध्या शर्मा - - वय-42, पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. - ,सदनिका क्र.ए-108 पहिला मजला, श्री खेहा इंडस्ट्रीयल इस्टेट, गोडदेव भाईदर पू. महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-BDTPS1258K 2): नाव-मान्ती माधव शर्मा - - वय-39, पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. - ,सदनिका क्र. ए-108, पहिला मजला, श्री खेहा इंडस्ट्रीयल इस्टेट, गोडदेव, भाईदर पू. महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-DGRPS2235D	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3542/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th January 2025**

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.**

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## 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 **₹ 37,78,560.00 (Rupees Thirty Seven Lakhs Seventy Eight Thousands Five Hundred And Sixty 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: 2025.01.07 17:33:27 +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

