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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 : **Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar**

Residential Flat No. 206, 2<sup>nd</sup> Floor, "**ACE Homes**", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India.

Latitude Longitude : 19°16'20.1"N 72°58'14.7"E

### Intended User:

**Cosmos Bank**  
**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

### Regd. Office

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 206, 2<sup>nd</sup> Floor, "ACE Homes", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar**.

Boundaries of the property

North	: Internal Road
South	: Internal Road & Kasarvadavali Lake
East	: Home Minister Realty
West	: Open Plot

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 **₹ 1,03,38,187.50 (Rupees One Crore Three Lakh Thirty Eight Thousands One Hundred And Eighty Seven 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.**

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

### Our Pan India Presence at :

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

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Residential Flat No. 206, 2<sup>nd</sup> Floor, "**ACE Homes**", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - 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 15.01.2025 for Housing Loan Purpose.
1	Date of inspection	11.01.2025
3	Name of the owner / owners	<b>Mr. Pramod Chandrakant Patkar &amp; Mrs. Pranali Pramod Patkar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 206, 2 <sup>nd</sup> Floor, " <b>ACE Homes</b> ", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India. <b>Contact Person :</b> Mr. Pratham Patkar (Owner's Son) Contact No. 7218757514
6	Location, Street, ward no	G. B. Road, Kasarvadavli Village - Vadavali, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Vadavali New Survey No - 2/22, 3/5, Zone No. 13/48-1B/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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 561.20</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 544.00</b>  <b>Dry Balcony Area in Sq. Ft. = 17.00</b></p> <p><b>Carpet Area in Sq. Ft. = 484.00</b>  <b>Enclosed Balcony Area in Sq. Ft. = 76.00</b>  <b>Cupboard Area in Sq. Ft. = 21.00</b>  <b>Total Carpet Area in Sq. Ft. = 581.00</b>  <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 639.10</b>  <b>(Carpet Area + 10%)</b></p> <p><b>All the above areas are within 3% of the Agreement for Sale Area . The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated . Hence , valuation is prepared based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Vadavali, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 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.
	<b>IMPROVEMENTS</b>	



22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar
(ii)	Portions in their occupation	Fully Owner Occupied
(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	21,800.00 (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?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of 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 flat in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess Fair Market Value as on 15.01.2025 for Residential Flat No. 206, 2<sup>nd</sup> Floor, "ACE Homes", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar.**

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

1)	Copy of Agreement for sale No.8218 / 2020 Dated 18.09.2020 between M/s. Aarti Estates (The Promoter) And Mr. Pramod Chandrakant Patkar & Mrs. Pranali Pramod Patkar(The Purchasers).
2)	Copy of Occupancy Certificate No.OCC / 0837 / 20 Dated 31.07.2020 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.S06 / 0162 / 13 No. TMC / TDD / 3172 / 19 Dated 30.08.2019 issued by Thane Municipal Corporation.



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4)	Copy of RERA Certificate No.P51700016575 Dated 23.05.2018 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Possession Letter Dated 12.11.2020 issued by M/s. Aarti Estates (Promoter).

### Location

The said building is located at Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615. The property falls in Residential Zone. It is at a traveling distance 10.2 Km. from Thane Railway Station.

### Building

The building under reference is having Ground + 19 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. 2nd Floor is having 8 Residential Flat. The building is having 3 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 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 Conduit & Concealed Electrical wiring etc.

### Valuation as on 15th January 2025

The Carpet Area of the Residential Flat	:	581.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 Years
Cost of Construction	:	639.10 Sq. Ft. X ₹ 2,500.00 = ₹ 15,97,750.00
Depreciation $\{(100 - 10) \times (5 / 60)\}$	:	7.50%
Amount of depreciation	:	₹ 1,19,812.50
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)	:	₹ 93,810/- per Sq. M. i.e. ₹ 8,715/- per Sq. Ft.
Value of property	:	581.00 Sq. Ft. X ₹ 18,000 = ₹ 1,04,58,000
Total Value of property as on 15th January 2025	:	₹ 1,04,58,000.00

(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 15th January 2025	:	₹ 1,04,58,000.00 - ₹ 1,19,812.50 = ₹ 1,03,38,187.50
Total Value of the property	:	₹ 1,03,38,187.50
The realizable value of the property	:	₹ 93,04,369.00



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<b>Distress value of the property</b>	:	<b>₹82,70,550.00</b>
<b>Insurable value of the property (639.10 X 2,500.00)</b>	:	<b>₹15,97,750.00</b>
<b>Guideline value of the property (639.10 X 8715.00)</b>	:	<b>₹55,69,757.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 206, 2<sup>nd</sup> Floor, "ACE Homes", G. B. Road, Kasarvadavli, Village - Vadavali, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India for this particular purpose at **₹ 1,03,38,187.50 (Rupees One Crore Three Lakh Thirty Eight Thousands One Hundred And Eighty Seven Only)** as on 15th 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 **15th January 2025** is **₹ 1,03,38,187.50 (Rupees One Crore Three Lakh Thirty Eight Thousands One Hundred And Eighty Seven 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 + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 2020 (As per occupancy certificate)				
4	Estimated future life	: 55 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 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 Conduit & Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 3 Lifts
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






## Actual Site Photographs







## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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**Year**  
20242025

**Annual Statement of Rates**

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : वडवली (ठाणे)

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	13/47-1अ/4) घोडबंदर रोडच्या लगतचे सर्वे क्र.- मौजे वडवली	16500	65100	74700	81200	74700	चौ. मीटर
SurveyNo	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
SurveyNo	13/48/B-यशराज पार्क पुराणिक सिटी	21000	76600	82700	96000	82700	चौ. मीटर
SurveyNo	13/48/अ- वडवली अंतर्गत उपविभा	14200	49100	56100	61200	56100	चौ. मीटर
SurveyNo	13/49-1ब/4) रस्त्यापासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर व्यतिरीक्त वडवलीचे उर्वरीत सिटीएस/सर्वे नंबर सिटी सर्वे नंबर ( गावठाण ) अतिक्रम प्र.चौ.मी.	7900	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>97,700.00</b>	<b>Sq. Mtr.</b>	<b>9,077.00</b>	<b>Sq. Ft.</b>
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)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>93,810.00</b>	<b>Sq. Mtr.</b>	<b>8,715.00</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

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	ACE Homes, Thane West		
Source	https://www.99acres.com/		
Floor	15th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	490.00	539.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹19,388.00	₹17,625.00	-

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Sell ▾
Home Loans ▾

**₹95.0 Lac** [EMI - ₹43k](#) | [Can I afford it?](#)

2 BHK Flat For Sale in ACE Homes, **Chodbunder Road, Thane**



2 Beds | 2 Baths | Furnished

Carpet Area <b>490 sqft</b> ₹19,388/sqft	Developer <b>The Ace Group</b>	Project <b>ACE Homes</b>
Floor <b>15(Out of 19 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Furnished Status <b>Furnished</b>	Age Of Construction <b>Less than 5 years</b>	

Contact Owner

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup      **₹95 Lac**

Address              **Behind Kasarvadavli Post Office Near Kasarvadavli Lake, Off, Chodbunder Rd, Thane West, Maharashtra, Chodbunder Road, Thane, Maharashtra**



## Price Indicators

Property	ACE Homes, Thane West		
Source	Housing.Com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	512.00	563.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹17,871.00	₹16,246.00	-

The screenshot displays a real estate listing for 'Ace Homes' in Thane West. Key details include:
 

- Price:** ₹60.63 L - 91.5 L (EMI starts at ₹32.11 K)
- Area:** 371.00 - 512.00 sq.ft (Carpet Area)
- Avg. Price:** ₹16.34 K - 17.87 K/sq.ft
- Configuration:** 1, 2 BHK Apartments
- Possession:** Dec, 2021
- Location:** Thane West, Ghodbunder Road, Thane
- Developer:** ACE CONSTRUCTIONS
- Rating:** 4.4 stars

 The interface also features a 'Contact Developer' button, a 'Write a Review' option, and a 'Property Location' map showing the project's proximity to a school (Eva World School, Thane) and a hospital (Solaris Superspecialty Hospital).

## Sale Instances

Property	GBR CHSL., Thane West		
Source	Index no.2		
Floor	6th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	430.00	473.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,302.00	₹13,002.00	-

14/01/2025, 12:41		igr_8516	
851674 06-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		<b>सूची क्र.2</b>	
		दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 8516/2024 नोदणी : Regn:63m	
<b>गावाचे नाव : वडवली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6150000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5349504.88		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्र. 601,6वा मजला,बिल्डिंग नं. 2,बिटा बिल्डिंग,27 जीबीआर को ऑ हौ सो लि.,एक प्रपोरशनेट कार पार्किंग फॅसिलिटी,प्लॉट नं. 27,जी. बी. रोड,कासारवडवली,ठाणे प,क्षेत्रफळ 40.69 चौ.फुट.कार्पेट( ( Survey Number : 27 H. No. 1A & 1B ; ) )		
(5) क्षेत्रफळ	40.69 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लोकनाथ हाडु साहु - वय:-73 पत्ता:-प्लॉट नं: सदनिका क्र. 601, माळा नं: 6, इमारतीचे नाव: बिटा बिल्डिंग, 27 जीबीआर सी एच एस एल, ब्लॉक नं: प्लॉट नं. 27, जी. बी. रोड, कासारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AWHPS2041Q 2): नाव:-सरिता शिवशंकर साहु - वय:-38 पत्ता:-प्लॉट नं: सदनिका क्र. 601, माळा नं: 6, इमारतीचे नाव: बिटा बिल्डिंग, 27 जीबीआर सी एच एस एल, ब्लॉक नं: प्लॉट नं. 27, जी. बी. रोड, कासारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BNQPS2652L		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज हेमराज मिश्रा - वय:-40; पत्ता:-प्लॉट नं: रूम नं. 7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मावले नगर 2, राणी सती मार्ग, वाघेश्वरी टेम्पल च्या जवळ, पालनगर च्या समोर, मालाड ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AOXPM1129H		
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/03/2024		
(10)दस्त नोदणी केल्याचा दिनांक	22/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	8516/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	430500		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)जेएम			

## Sale Instances

Property	Kasarvadwali, Thane West		
Source	Index no.2		
Floor	15th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	513.00	564.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,279.00	₹12,981.00	-

14/01/2025, 12:44		igr_453	
45373 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>		दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 453/2024 नोदणी : Regn:63m
<b>गावाचे नाव : वडवली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7325000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6349136.38		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1501, माळा नं: 15 वा मजला,बिल्डिंग नं बी-1, इमारतीचे नाव: रोझा गार्डेनिया को ऑप हौ सो लि, ब्लॉक नं: कासारवडवली, रोड : जी बी रोड,ठाणे प, इतर माहिती: सदनिकेचे 513 चौ फुट कारपेट,ओपन कार पार्किंग स्पेस नं ओपी -104 सह( ( Survey Number : 25/1,25/2,25/3A/3,29/6,29/7/3 & 29/8 ; ) )		
(5) क्षेत्रफळ	513 चौ.फूट		
(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:-हिरा उद्धवदास पंजाबी उर्फ हिरालाल उद्धवदास पंजाबी . वय:-58 पत्ता:-प्लॉट नं: 1501, माळा नं: 15 वा मजला, बिल्डिंग नं बी-1 , इमारतीचे नाव: रोझा गार्डेनिया को ऑप हौ सो लि, ब्लॉक नं: कासारवडवली, रोड नं: जी बी रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:- ABUPP9997Q		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास वसंत सावंत . वय:-44; पत्ता:-प्लॉट नं: ए -303, माळा नं: . इमारतीचे नाव: राधा कृष्णा बिल्डिंग , ब्लॉक नं: वर्तक रोड, विरार, वसई पालघर , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BQMPS1987B 2): नाव:-शैला विकास सावंत . वय:-37; पत्ता:-प्लॉट नं: ए -303, माळा नं: ., इमारतीचे नाव: राधा कृष्णा बिल्डिंग , ब्लॉक नं: वर्तक रोड, विरार, वसई पालघर , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALKPD0280C 3): नाव:-वसंत श्रीपती सावंत . वय:-71; पत्ता:-प्लॉट नं: ए -303, माळा नं: ., इमारतीचे नाव: राधा कृष्णा बिल्डिंग , ब्लॉक नं: वर्तक रोड, विरार, वसई पालघर , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AKZPS3858B		
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	453/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	512800		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th 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 knowledgeable 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.



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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 **₹ 1,03,38,187.50 (Rupees One Crore Three Lakh Thirty Eight Thousands One Hundred And Eighty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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



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