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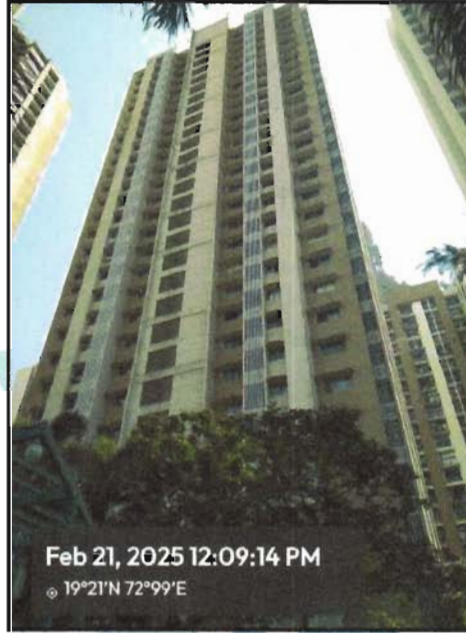
MSME Reg No: UDYAM-MH-18-0083617

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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 : **Swati Sudhir Dixit**

Residential Flat No. 2101, 21st Floor, Wing - B, "**Corpernicus**", Lodha Luxuria Priva, Lodha Pavilion,
Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District -
Thane, Thane (West), PIN - 400 601, State - Maharashtra, India.

Latitude Longitude : 19°12'45.8"N 72°59'19.7"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2101, 21st Floor, Wing - B, "**Corpernicus**", Lodha Luxuria Priva, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Swati Sudhir Dixit**.

Boundaries of the property

North	: Michelangelo Building C
South	: A Wing of Giovanni
East	: Parking & Lodha Crown Internal Road
West	: Lodha Priva Club

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 **₹ 1,54,49,244.00 (Rupees One Crore Fifty Four Lakhs Forty Nine Thousands Two Hundred And Forty Four 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: 2025.02.24 10:54:44 +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. 2101, 21st Floor, Wing - B, "Corpernicus", Lodha Luxuria Priva, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, 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 22.02.2025 for Housing Loan Purpose.
1	Date of inspection	21.02.2025
3	Name of the owner / owners	Swati Sudhir Dixit
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. 2101, 21 st Floor, Wing - B, "Corpernicus", Lodha Luxuria Priva, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India. Contact Person : Mr. Sudhir Dikshit (Owner's Husband) Contact No. 9619399003
6	Location, Street, ward no	Lodha Pavilion, Near Majiwade Flyover Village - Majiwade, District - Thane
7	Survey / Plot No. of land	Village - Majiwade New Survey No - 22, 23, 24/1 to 7, 8/A, 8/b, 9, 10, 25/2, 3, 5, 7, 9, 10, 11, 12, 27/1, 2, 3a, 3b, 4, 5, 6, 7, 8, 10, 28/1 to 5, 29/1 to 7, 9, 30/1, 4a, 4b, 4c, 5, 6, 8, 31/1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 32/1a, 2, 3 to 15, 33/1, 2, 3, 4, 5, 6a, 6b, 7, 8, 9, 10, 11a, 11b, 12 to 21
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 758.62 (Area as per Site measurement) Carpet Area in Sq. Ft. = 743.93 Dry Area in Sq. Ft. = 14.69</p> <p>Carpet Area in Sq. Ft. = 809.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 970.80 (Carpet Area + 20%) Carpet Area in Sq. Ft. = 747.00 EBVT Area in Sq. Ft. = 62.00</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwade, Taluka - Thane, District - Thane, Pin - PIN - 400 601
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached

24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	32,900.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 22.02.2025 for Residential Flat No. 2101, 21st Floor, Wing - B, "**Corpernicus**", Lodha Luxuria Priva, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Swati Sudhir Dixit**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.14745/2017 Dated 28.12.2017 between Shree Sainath Enterprises Construction And Developers Lrrimited, a Company(The Company) And Swati Sudhir Dixit(The Purchaser).
2)	Copy of Occupancy Certificate V.P. No..New S05/0104/16 TMC/DD/OCC/0358/17 Dated 25.05.2017 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Majiwade, Taluka - Thane, District - Thane, PIN - 400 601. The property falls in Residential Zone. It is at a traveling distance 5.4 km. from Thane Railway Station.

Building

The building under reference is having Stilt + 29 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



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6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 21st Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 21st Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet + Pooja Room.+ Dry Area (i.e. 2 BHK). This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 22nd February 2025

The Carpet Area of the Residential Flat	:	809.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	8 Years
Cost of Construction	:	970.80 Sq. Ft. X ₹ 2,800.00 = ₹ 27,18,240.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 3,26,256.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,58,240/- per Sq. M. i.e. ₹ 14,701/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,48,893/- per Sq. M. i.e. ₹ 13,833/- per Sq. Ft.
Value of property	:	809.00 Sq. Ft. X ₹ 19,500 = ₹1,57,75,500
Total Value of property as on 22nd February 2025	:	₹1,57,75,500.00

(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 22nd February 2025	:	₹ 1,57,75,500.00 - ₹ 3,26,256.00 = ₹ 1,54,49,244.00
Total Value of the property	:	₹ 1,54,49,244.00
The realizable value of the property	:	₹1,39,04,320.00
Distress value of the property	:	₹1,23,59,395.00
Insurable value of the property (970.80 X 2,800.00)	:	₹27,18,240.00
Guideline value of the property (970.80 X 13833.00)	:	₹1,34,29,076.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2101, 21st Floor, Wing - B, "Corpernicus", Lodha Luxuria Priva, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India for this particular purpose at **₹ 1,54,49,244.00 (Rupees One Crore Fifty Four Lakhs Forty Nine Thousands Two Hundred And Forty Four**



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Only) as on 22nd February 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 **22nd February 2025** is **₹ 1,54,49,244.00 (Rupees One Crore Fifty Four Lakhs Forty Nine Thousands Two Hundred And Forty Four 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

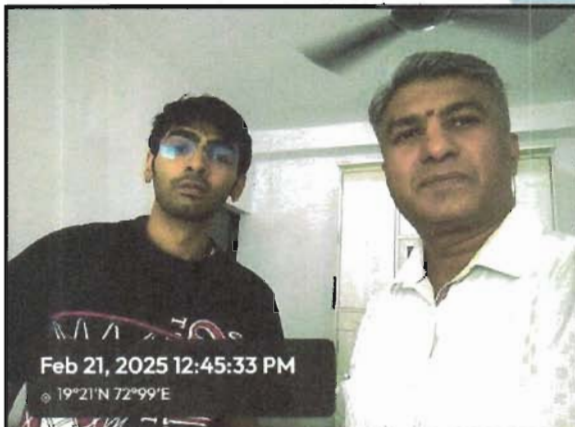
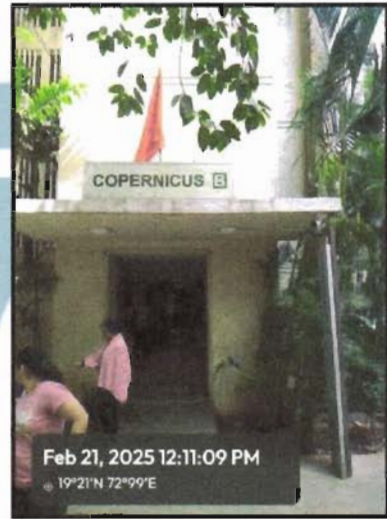
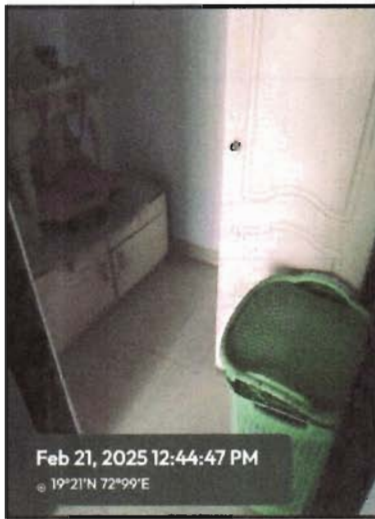
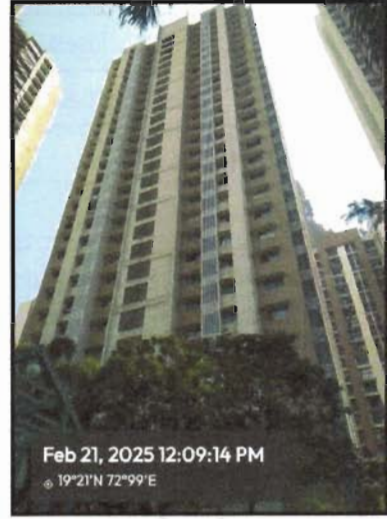
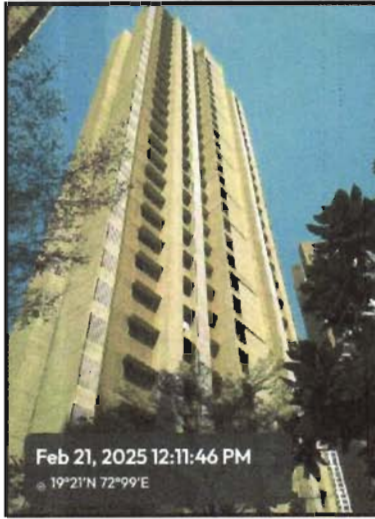
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 29 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 21 st Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 52 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

Technical details		Main Building	
15	Sanitary installations (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.	:	Superior White
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	:	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



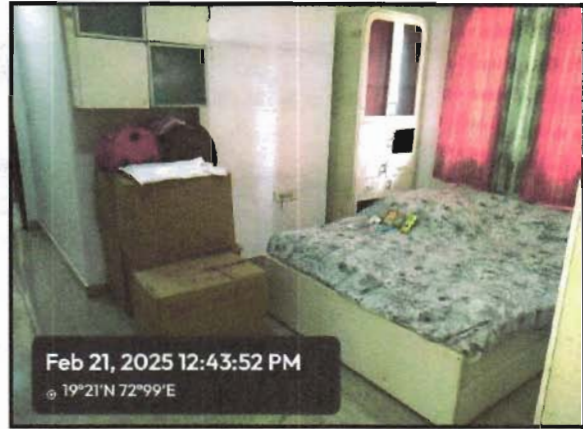
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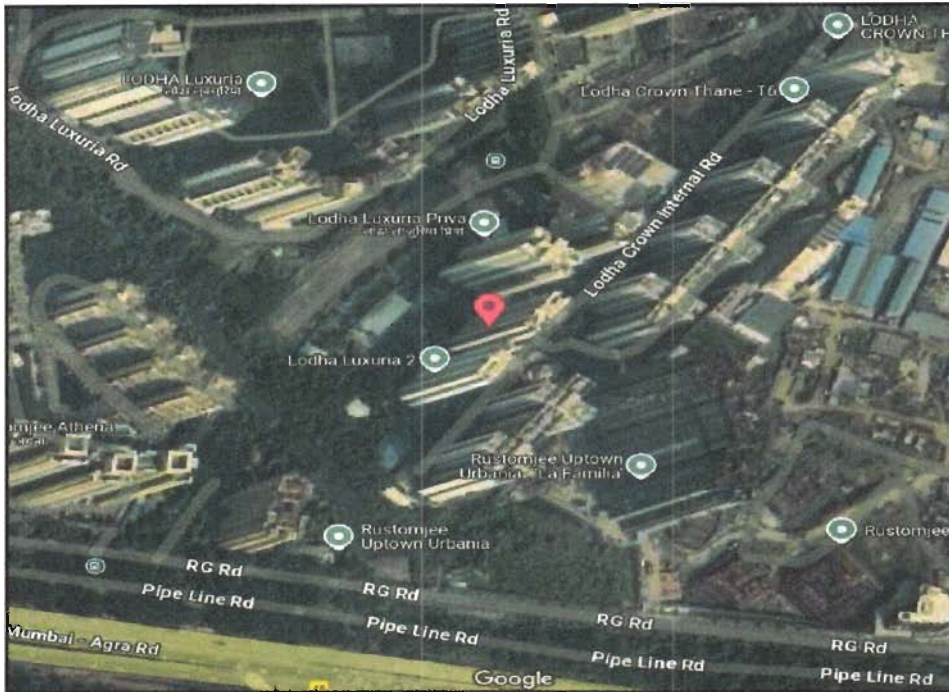
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Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'45.8"N 72°59'19.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 5.4 km.).




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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 **Language**

20242025 English

Annual Statement of Rates

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : माजीवडे

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/27-4ब) ठाणे खाडी लगतचा माजीवडेयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर
6/28-4क) ठाणे खाडी लगतचा माजीवडे गावचा संपूर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ. मीटर	सर्वे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	137600			
Increase by 15% on Flat Located on 21 st Floor	20640			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,58,240.00	Sq. Mtr.	14,701.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	41400			
The difference between land rate and building rate(A-B=C)	116,840.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,48,893.00	Sq. Mtr.	13,833.00	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
------------------------------------	-------------------------------------



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



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Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,300.00	1,560.00	1,872.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,231.00	₹16,026.00	₹13,355.00

magicbricks Buy Rent Sell Home Loans H. BINU S. Post P

₹2.50 Cr EMI: ₹113k | Get pre-approved loan

3 BHK 2079 Sq-ft Flat For Sale Majiwada, Thane

3 Beds 3 Baths 2 Balconies 1 Covered Parking Bar/Lounge Job/ind and...

Carpet Area: 1300 sqft - ₹19.23/sqft
 Developer: Lodha
 Project: Lodha Luxuria Prima
 Floor: 5(Out of 29 Floors)
 Transaction Type: New Property
 Status: Ready to Move
 Facing: East
 Lifts: 3

More Details

Price Breakup: ₹2.5 Cr | ₹6. Parsa Unit Monthly
 Booking Amount: ₹60 Lac
 Address: Majiwada, Thane., Majiwada, Thane; Maharashtra
 Landmarks: Majiwada
 Furnishing: Semi-Furnished
 Flooring: Vitrified
 Loan Offered: Estimated EMI: ₹112753 | Apply for Home Loan

Description: This is a well appointed spacious Apartment situated in Lodha Luxuria Prima, Majiwada. The Apartment offers parking area for 1 covered parking and 1 open parking. Each tower offer... [Read more](#)


Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	762.00	914.40	1,097.28
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹20,341.00	₹16,951.00	₹14,126.00

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H. BINU S.
Post

₹1.55 Cr EMI: ₹70k | [Get pre-approved loan](#)

2 BHK 1170 Sq-ft Flat For Sale Majiwada, Thane



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 762 sqft - ₹20.54/sqft	Developer Lodha	Project Lodha Luxuria Prive
Floor 5 (Out of 25 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Lifts 3	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.55 Cr ₹6 Per sq Unit Monthly
Booking Amount	₹6.0 Lac
Address	Lodha Luxuria, Fairfield B, Majiwada, Thane, Maharashtra
Landmarks	Majiwada
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹69907 Apply for Home Loan

[View all details](#)

Description: This is a well appointed spacious Apartment situated in Lodha Luxuria Prive, Majiwada. The Apartment offers parking area for 1 covered parking and 1 open parking. Each tower offer... [Read more](#)

Contact Agent



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	787.00	944.40	1,133.28
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,466.00	₹15,388.00	₹12,824.00

2510774 24-09-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2 गावाचे नाव - माजिवडे	द्यायम विभाग मह दु नि ठाणे 2 रत्न क्रमांक 25107/2024 नोंदणी Regn.53m
गावाचे नाव - माजिवडे		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदल	13500000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार अकारणी ठेके की पट्टेदार ते मगूट करावे)	14322525 175	
(4) भू-मालक,पोटहिसा व घटकमालक(असल्यास)	1) पालिकेचे नाव.ठाणे म न.पा इतर वर्जन . इतर माहिती. सधनिका क्र. 0903,नऊवा मजला,विंग बी कोपरनिकास विलींग,प्रिवा को-ऑप ही सो सी . लोडा लक्ष्मीया प्रिवा माजिवडे पलायओव्हर जवळ,इंस्टर्न एक्सप्रेस हायवे,माजिवडे ठाणे प. सधनिकेचे क्षेत्र 787 चौ. फूट कार्पेट . तसेच एक कार पार्किंग स्लॉट न. जी0-42 सह . ((Survey Number : 22, 23, 24/1 to 7, 8A,8B,9, 10, 25/2, 3,5,7,11, 26/1,2,4,5 to 12, 27/1 to 10, 28/1 to 5, 29/1 to 9, 30/1, 4A, 4B, 4C, 5, 6, 8, 31/1A, 1B, 2 to 9, 32/ 1 to 14, 33/1 to 5, 6A, 6B, 7 to 10, 11A, 11B, 12 to 21, 34/1 to 5, 6A, 6B, 7A, 7B, 8, 9 of Village - Majwade & Survey No. 183/6B, 12, 14A, 15, 20, to 23, 24A, 24B, 25B, 26B, 28 32, 184/2, 184/3A, 184/3B, 184/3C, 184/3D, 184/4, 184/6 184/7B, 184/7C, 184/9B, 184/9B + 7A, 184/8, 184/9A, of Village - Balkum ;)	
(5) क्षेत्रफळ	787 चौ फूट	
(6)आकारणी किंवा जुडी टेंप्लत असेल तेव्हा		
(7) दस्तऐवज करून देण्याचा दिवस ठेवण्याचा पक्षकाराचे नाव किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -सुमित अग्रवाल वय-41 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव सधनिका क्र 0903, नऊवा मजला, विंग बी, कोपरनिकास विलींग, प्रिवा को-ऑप ही सो सी . लोडा लक्ष्मीया प्रिवा, माजिवडे पलायओव्हर जवळ, इंस्टर्न एक्सप्रेस हायवे, माजिवडे ठाणे प. ब्लॉक न . रोड न . महाराष्ट्र, ठाणे. पिन कोड -400801 पिन न.-A/LPA4705F 2) नाव -सुषी अग्रवाल वय -38 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव सधनिका क्र 0903 नऊवा मजला, विंग बी, कोपरनिकास विलींग, प्रिवा को-ऑप ही सो सी . लोडा लक्ष्मीया प्रिवा, माजिवडे पलायओव्हर जवळ, इंस्टर्न एक्सप्रेस हायवे, माजिवडे ठाणे प. ब्लॉक न . रोड न . महाराष्ट्र, ठाणे. पिन कोड -400801 पिन न.-AQUFG0193E	
(8)दस्तऐवज करून देण्याचा पक्षकाराचे व किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -लतिका वालन वय-60, पत्ता -प्लॉट न . माळा न . इमारतीचे नाव सधनिका क्र 304, लतामजी अर्बानिया, अर्बेना ही. स्टर्न एक्सप्रेस हायवे, माजिवडे, ठाणे प. ब्लॉक न . रोड न . महाराष्ट्र, ठाणे. पिन कोड -400801 पिन न.-AAZPVG148K 2) नाव -वालन नायर वय-69 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव सधनिका क्र 304 लतामजी अर्बानिया, अर्बेना ही. स्टर्न एक्सप्रेस हायवे, माजिवडे, ठाणे प. ब्लॉक न . रोड न . महाराष्ट्र, ठाणे. पिन कोड -400801 पिन न.-ADMPK3492K	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2024	
(10)दस्त नोंदणी केलेल्या दिनांक	20/09/2024	
(11)अनुक्रमिक खर व पुरव	25107/2024	
(12)बाजारभावप्रमाणे मुद्रांक मूल्य	1002700	
(13)बाजारभावप्रमाणे नोंदणी मूल्य	30000	
(14)नोंद		
मुद्रांकनामाठी विद्यारत घेतलेला तपशील -		
मुद्रांक मूल्य अकारताना निवडलेला अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	787.00	944.40	1,133.28
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,922.00	₹15,768.00	₹13,140.00

81973 08-02-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक दुनि ठाणे 1 दस्ता क्रमांक 819/2023 नोंदणी Regn.03m
गावाचे नाव : माजिवडे		
(1) विलेखनाचा प्रकार	करारनामा	
(2) मोबदला	13800000	
(3) बाजारभाव/भाडेपट्टा/पण्य बाबतितपट्टाकार आकारणी देणे की पट्टेदार ने नमूद करावे)	15185236.445	
(4) भू-मापन/पॉटॅन्सिबल व प्रकल्पनांक(असल्यास)	1) पालिकेचे नाव ठाणे म न पा इतर वर्जन सदनिका नं 2802 माला नं: 28 वा मजला बी- विंग कोपरनिकास इमारतीचे नाव प्रिवा को ऑप प्रो मो ति, सोडा लक्झुरिया प्रिवा, ब्लॉक नं: सोडा पॅन्सिलिओन,माजिवडे प्रसायओवर जबळ, रोड - ईस्टर्न एक्सेस हायवे जबळ,माजिवडे, ठाणे प. इतर माहिती ब्लॉक क्र 8/28/ए सदनिकेचे क्षेत्रफळ 787 चौ फूट कार्पेट व सोबत एक कार पार्किंग प्लॉट नं 198 सह ((Survey Number: 22, 23, 24/1 to 7, 8/A, 8/B, 9, 10, 25/2, 3, 5, 7, 11, 26/1, 2, 4, 5 to 12, 27/1 to 10, 28/1 to 5, 29/1 to 9, 30/1, 4/A, 4/B, 4/C, 5, 6, 8, 31/1/A, 1/B, 2 to 9, 32/1 to 14, 33/1 to 5 6/A, 6/B, 7 to 10, 11A, 11B, 12 to 21, 34/1 to 5 6/A, 6/B, 7/A, 7/B, 8, 9 of Village - Majwade and Survey No: 183/6/B, 12, 14/A, 15, 20 to 23, 24/A, 24/B, 25/B, 25/B, 28, 32, 184/2, 184/3A, 184/3B, 184/3C, 184/3D, 184/4, 184/6, 184/7B, 184/7C, 184/9B + 7A, 184-8, 184/9A of Village - Balkum. . .)	
(5) क्षेत्रफळ	787 चौ फूट	
(6) आकारणी विषय जुडी देण्यात आलेले लेख		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व विषय दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव-हिरा दान हेमरावानी वय-62 पत्ता-पॉट नं 154/सी माला नं. इमारतीचे नाव प्रिवा एक्सेस ब्लॉक नं नॉईड हेमू कलानी रोड एन वी आय न्हासिक पार्क बॉस समोर, रोड नं सिधी सेलापटी, येदूर, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400071 पिन नं -AALPH0604Q 2) नाव-अमर दान हेमरावानी वय-61 पत्ता-पॉट नं 154/सी माला नं. इमारतीचे नाव प्रिवा एक्सेस ब्लॉक नं नॉईड हेमू कलानी रोड एन वी आय न्हासिक पार्क बॉस समोर, रोड नं सिधी सेलापटी, येदूर, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400071 पिन नं -AAAPH0578G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व विषय दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव-विधी अक्षुजा वय-40 पत्ता-पॉट नं सदनिका क्र प-1006 माला नं इमारतीचे नाव रस्तमजी अरबाणिया अशियापानी ब्लॉक नं. रोड नं सकेत ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400001 पिन नं -AHDP0060GJ 2) नाव-सौरभ दरेजा वय-40 पत्ता-पॉट नं सदनिका क्र प-1006 माला नं. इमारतीचे नाव रस्तमजी अरबाणिया अशियापानी ब्लॉक नं. रोड नं सकेत, ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400801 पिन नं -ADWPT9354K	
(9) दस्तऐवज करून देण्याचा दिनांक	02/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2023	
(11) अनुक्रमांक खस व पृष्ठ	819/2023	
(12) बाजारभावमापणे मुद्रांक शुल्क	1061600	
(13) बाजारभावमापणे नोंदणी शुल्क	30000	
(14) शेर		
मुद्रांकनासाठी विद्यमान घेतलेला तपनीर .		
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 **22nd February 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 **₹ 1,54,49,244.00 (Rupees One Crore Fifty Four Lakhs Forty Nine Thousands Two Hundred And Forty Four 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: 2025.02.24 10:54:54 +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

