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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske**

Residential Flat No. B-1803, 18th Floor, Wing - B, "**Ashar Arize Tower B & C**", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India.

Latitude Longitude : 19°11'52.3"N 72°59'45.1"E

Intended User:

Cosmos Bank
Colaba Branch

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. B-1803, 18th Floor, Wing - B, "Ashar Arize Tower B & C", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske.**

Boundaries of the property

North	: Wing - C
South	: Wing - A
East	: Internal Road
West	: Sahakar Vidya Prasarak Mandal Secondary School

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 **₹ 86,00,000.00 (Rupees Eighty Six Lakhs Only) After completion of construction works.** As per Site Inspection 76% Construction Work is Completed.

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



Residential Flat No. B-1803, 18th Floor, Wing - B, "Ashar Arize Tower B & C", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, 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 21.01.2025 for Housing Loan Purpose.
1	Date of inspection	18.01.2025
3	Name of the owner / owners	Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske
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	Address: Residential Flat No. B-1803, 18 th Floor, Wing - B, "Ashar Arize Tower B & C", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India. Contact Person : Ms. Divya Bhosale (CRM) Contact No. 9152034912
6	Location, Street, ward no	Village - Kalwa, District - Thane
7	Survey / Plot No. of land	CTS No - 2459, 2460, 2461, 2546, 2547, 2490, 2491 & 2492 of Village - Kalwa New Survey No - 122/2, 120/1, 122/8, 122/9, 124, 125/1/1, 125/2, 126/2, 126/3/2, 127/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 450.00 Balcony Area in Sq. Ft. = 27.00 Carpet Area in Sq. Ft. = 477.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 524.70 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kalwa, Taluka - Thane, District - Thane, Pin - PIN Code - 400 605
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?	Building Under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Building Under Construction
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	Building Under Construction
	(ii) Portions in their occupation	Fully Building Under Construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	NA

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2025 (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>Remark: 1)As building is under construction internal visit not allowed at site, The details about the property has been provided by CRM – Ms. Divya Bhosale (Contact No. 9152034912) 2)As per Site Inspection 76% Construction Work is Completed.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Colaba Branch Branch to assess Fair Market Value as on 21.01.2025 for Residential Flat No. B-1803, 18th Floor, Wing - B, "**Ashar Arize Tower B & C**", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.95 / 2025 Dated 02.01.2025 between Messrs. Ashar Ventures(The Promoter) And Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske(The Allottee).
2)	Copy of RERA Certificate No.P51700034211 Dated 25.03.2022 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate V.P. No..S08 / 0114 / 21 / TMC / TDD / 4209 / 22 Dated 27.09.2022 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Kalwa, Taluka - Thane, District - Thane, PIN Code - 400 605. The property falls in Residential Zone. It is at a traveling distance 850M from Kalwa Railway Station.

Building

The building under reference is having Ground + 40 Upper Floors. It is a Proposed R.C.C Framed Structure with 9" thick external walls and Proposed 6" Thk. Brick Masonery walls. The external condition of building is Building is under construction . The building is used for Residential purpose. 18th Floor is having 10 Residential Flat. The building is having 5 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 18th Floor As per Agreement sale Plan, the composition of Residential Flat is Living Room + Bedroom + Kitchen + 2Toilet + Balcony (i.e. 1 BHK) This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Concealed wiring etc.

Valuation as on 21st January 2025



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The Carpet Area of the Residential Flat	:	450.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2025 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	495.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,86,000.00
Depreciation $\{(100 -) \times (0 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,750/- per Sq. M. i.e. ₹ 7,409/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	450.00 Sq. Ft. X ₹ 18,000 = ₹81,00,000
Others / Car Parking	:	₹5,00,000.00
Total Value of property as on 21st January 2025	:	₹86,00,000.00

(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 21st January 2025	:	₹ 86,00,000.00 - ₹ 0.00 = ₹ 86,00,000.00
Total Value of the property	:	₹ 86,00,000.00
The realizable value of the property	:	₹77,40,000.00
Distress value of the property	:	₹68,80,000.00
Insurable value of the property (524.70 X 2,800.00)	:	₹14,69,160.00
Guideline value of the property (495.00 X 7409.00)	:	₹36,67,455.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-1803, 18th Floor, Wing - B, "Ashar Arize Tower B & C", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India for this particular purpose at **₹ 86,00,000.00 (Rupees Eighty Six Lakhs Only)** as on 21st 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 **21st January 2025** is **₹ 86,00,000.00 (Rupees Eighty Six Lakhs 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



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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

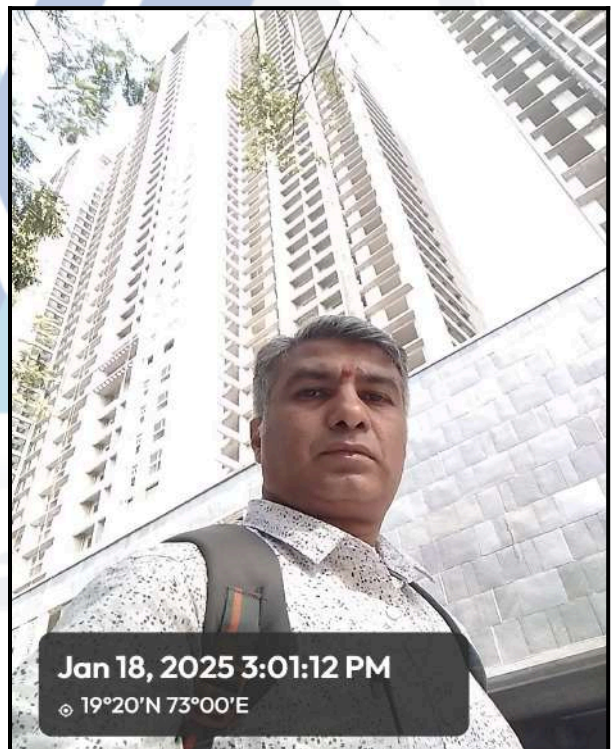
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 40 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 18 th Floor				
3	Year of construction	: 2025 (As per site information)				
4	Estimated future life	: 0 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: Proposed R.C.C Framed Structure				
6	Type of foundations	: Proposed R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are Proposed 6" Thk. Brick Masonery.				
8	Partitions	: Proposed 6" Thk. Brick Masonery.				
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Proposed 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.	: Proposed Concealed plumbing with C.P. fittings. Concealed 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	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Proposed 5 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

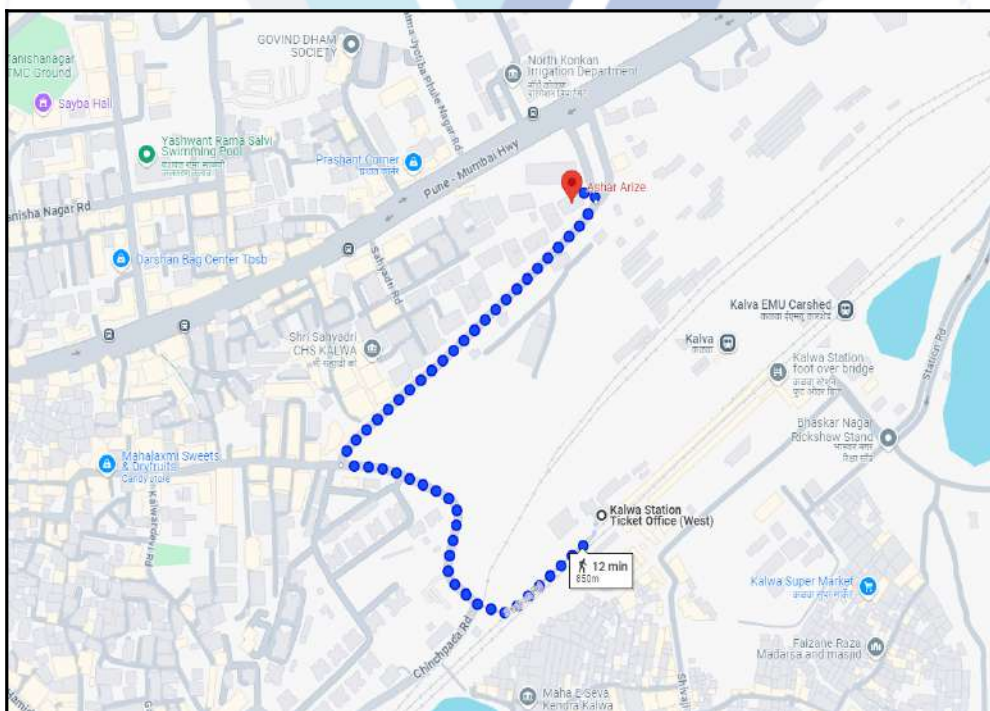
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'52.3"N 72°59'45.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalwa - 850M).

Ready Reckoner Rate

DIVISION / VILLAGE : KALWA Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	10C) Triangular Portion between Railway Line and Highway. (Tika No. 5.)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/53/C	26600	72500	83100	103900	83100
<small>Tika No. 5. C. T. S. No. 5/650, 5/661, 5/662, 5/663, 5/664, 5/655, 5/804, 5/805, 5/806, 5/807, 5/808, 5/809, 5/810, 5/811, 5/1168, 5/1169, 5/1170, 5/1171, 5/1172, 5/1173, 5/1174, 5/1175, 5/1176, 5/1177, 5/1178, 5/1179, 5/1180, 5/1181, 5/1182, 5/1183, 5/1184, 5/1185, 5/1186, 5/1187, 5/1188, 5/1189, 5/1190, 5/1191, 5/1192, 5/1193, 5/1194, 5/1195, 5/1196, 5/1197, 5/1198, 5/1199, 5/1200, 5/1201, 5/1202, 5/1203, 5/1204, 5/1205, 5/1206, 5/1207, 5/1208, 5/1209, 5/1210, 5/1211, 5/1212, 5/1213, 5/1226, 5/1227, 5/1228, 5/1229, 5/1230, 5/1231, 5/1232, 5/1233, 5/1234, 5/1235, 5/1236, 5/1237, 5/1238, 5/1239, 5/1240, 5/1241, 5/1242, 5/1243, 5/1244, 5/1245, 5/1305, 5/1306, 5/1307, 5/1308, 5/1309, 5/1310, 5/1311, 5/1312, 5/1313, 5/1314, 5/1315, 5/1316, 5/1317, 5/1318, 5/1319, 5/1320, 5/1321, 5/1322, 5/1323, 5/1324.</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	72500			
Increase by 10% on Flat Located on 18 th Floor	7250			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	79,750.00	Sq. Mtr.	7,409.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26600			
The difference between land rate and building rate(A-B=C)	53,150.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	79,750.00	Sq. Mtr.	7,409.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	431.00	474.10	568.92
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹19,237.00	₹17,488.00	₹14,573.00

Ashar Arize Tower B And C ✓ RERA

part of **Ashar Arize**
By **ASHAR GROUP**
Kalwa, Thane West, Beyond Thane, Thane

₹82.91 L - 1.28 Cr | ₹19.25 K/sq.ft
EMI starts at ₹41.16 K
Basic Price

[Contact Seller](#)

1, 2 BHK Apartments Configurations | Dec, 2027 Possession Starts | ₹19.25 K/sq.ft Avg. Price | 431.00 - 663.00 sq.ft (Carpet Area) Sizes

Overview/Home | Around This Project | More About Project | Project Properties | About Project | Recommended Prop

Other Phases:
Possession Jan, 2027
Ashar Arize NMM Society T...
1 Building
1,2 BHK - 438 - 668 sq.ft.
RERA IP51700034565

Property Location
Kalwa, Thane West, Beyond Thane, Thane

You have a fine taste. This property is great!

Contact Us
Hi binu surendran!
[Edit details](#)

Allow agents to get in touch
 I am interested in Home Loans

[Get Contact Details](#)

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	457.00	502.70	603.24
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹20,788.00	₹18,898.00	₹15,748.00

The screenshot displays the 99acres website interface for the 'Ashar Arize' project. At the top, there's a navigation bar with 'Buy' and location filters for 'Thane'. Below this, there are image galleries for 'All Photos & Videos' (18 items), 'Videos' (2 items), and 'Outdoors' (4 items). The project name 'Ashar Arize' is prominently displayed with a heart icon and a 'View Number' button. Key features include 'No Brokerage', '1 OFFER', '3D Floor Plans Available', and '+30 Top Facilities'. The construction status is 'Under Construction' with a completion date of 'Dec, 2027'. The price range is listed as '₹ 95 L - 1.49 Cr + Charges'. Two apartment options are shown: a '1 BHK Apartment' with a carpet area of 457 sq.ft. priced at ₹ 95 L + Charges, and a '2 BHK Apartment' with a carpet area of 645 sq.ft. priced at ₹ 1.49 Cr + Charges. A 'Download Brochure' button is also visible.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	457.47	503.22	603.86
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹17,580.00	₹15,981.00	₹13,318.00

20536 18-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 20/2024 नोंदणी : Regn:63m
गावाचे नाव : कळवा		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	7488000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3811506	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: बी - 702, माळा नं: 7 वा मजला, इमारतीचे नाव: आशर अराइज टॉवर बी आणि सी, ब्लॉक नं: कळवा पश्चिम,ठाणे, रोड नं: जुना मुंबई पूना रोड, इतर माहिती: सदनिकेचे क्षेत्र - 40.00 चौ मीटर कार्पेट + वापरण्यायोग्य बात्कनी क्षेत्र - 2.50 चौ मीटर., 1 कार पार्किंग सहित(झोन नं - 14 / 53 /क - 10 क),((C.T.S. Number : सी एस नं - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547 ;))	
(5) क्षेत्रफळ	42.50 चौ.मीटर	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तितून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे आशर व्हॅचर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयूसी अजय आशर तर्फे कबुलीजबाबा करिता कु मु म्हणून लता सुंदरम वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, अॅग्रीकल्चर ऑफिस जवळ, ठाणे पश्चिम, रोड नं: 16 शेड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAXFA5020H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सदिच्छा विनोद कोळवणकर वय:-31; पत्ता:-प्लॉट नं: रूम नं - 16, माळा नं: -, इमारतीचे नाव: सद्गद्द्री सोसायटी, ब्लॉक नं: विल्डिंग नं. 06, कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CFDPK9841M 2): नाव:-प्रसाद प्रकाश पवार वय:-38; पत्ता:-प्लॉट नं: रूम नं - 16, माळा नं: -, इमारतीचे नाव: सद्गद्द्री सोसायटी, ब्लॉक नं: विल्डिंग नं. 06, कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASYP7427N 3): नाव:-प्रकाश दत्ताराम पवार वय:-68; पत्ता:-प्लॉट नं: रूम नं - 16, माळा नं: -, इमारतीचे नाव: सद्गद्द्री सोसायटी, ब्लॉक नं: विल्डिंग नं 06, कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFYPP6367G	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	01/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	20/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	524200	
(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.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	457.47	503.22	603.86
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹17,572.00	₹15,975.00	₹13,312.00

165536 16-01-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 165/2024 नोंदणी : Regn:63m
गावाचे नाव : कळवा		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	7484700	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3896264	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: बी - 1502, माळा नं: 15 वा मजला, इमारतीचे नाव: आशर अराइज टॉवर बी आणि सी, ब्लॉक नं: कळवा पश्चिम,ठाणे, रोड नं: जुना मुंबई पूना रोड, इतर माहिती: सदनिकेचे क्षेत्र - 40.00 चौ मीटर कार्पेट + वापरण्यायोग्य बाल्कनी क्षेत्र - 2.50 चौ मीटर, 1 कार पार्किंग सहित(झोन नं - 14 / 53 /क - 10 क).((C.T.S. Number : सी एस नं - 2459, 2460, 2461, 2490, 2491, 2492, 2546, 2547 ;))	
(5) क्षेत्रफळ	42.5 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:-मे आशर व्हॅचर्स तर्फे अधिकृत स्वाक्षरीकर्ता आयुसी अजय आशर तर्फे कबुलीजबाबा करिता कु मु म्हणून लता सुंदरम वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: 11 वा मजला, इमारतीचे नाव: आशर आय टी पार्क, ब्लॉक नं: वागळे इस्टेट, अँप्रिकल्चर ऑफिस जवळ, ठाणे पश्चिम, रोड नं: 16 सेड, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:- AAXFA5020H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिधा नारायणामूर्ती .. वय:-30; पत्ता:-प्लॉट नं: सदनिका क्र बी -205, माळा नं: -, इमारतीचे नाव: पुष्पदर्शन, ब्लॉक नं: शास्त्री नगर, कोपर रोड, डोंबिवली पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ARPPN9492D	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	165/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	524000	
(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 **21st 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.

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 **₹ 86,00,000.00 (Rupees Eighty Six Lakhs 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

