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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. SK. Hapijul Rahaman Abdul Wahab**

Residential Flat No. 401, 4th Floor, Building No A2, "**Charms Residency**", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°14'35.9"N 72°58'53.9"E

Intended User:

Cosmos Bank
Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada,
Thane West 400 610

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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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4th Floor, Building No A2, "**Charms Residency**", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. SK. Hapijul Rahaman Abdul Wahab**.

Boundaries of the property

North : Internal Road
South : Swastik Enclave CHSL
East : Open Plot
West : Brahmand Nayak Society

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 **₹ 68,74,870.00 (Rupees Sixty Eight Lakhs Seventy Four Thousands Eight Hundred And Seventy 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



Residential Flat No. 401, 4th Floor, Building No A2, "Charms Residency", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, 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 01.02.2025 for Housing Loan Purpose.
1	Date of inspection	30.01.2025
3	Name of the owner / owners	Mr. SK. Hapijul Rahaman Abdul Wahab
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. 401, 4 th Floor, Building No A2, "Charms Residency", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India. Contact Person : Mrs. Wahab (Owner's Wife) Contact No. 9617753813
6	Location, Street, ward no	Off. G. B. Road Village - Kolshet , District - Thane
7	Survey / Plot No. of land	Village - Kolshet New Survey No - 284/4
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 431.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 454.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 544.80 (Carpet Area + 20%) All the above areas are within 5% 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.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kolshet , Taluka - Thane, District - Thane, Pin - PIN Code - 400 607
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?	Tenant Occupied - Mr. Saurabha Ambatkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Saurabha Ambatkar
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 16,000.00 (Present 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 – 2008 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 01.02.2025 for Residential Flat No. 401, 4th Floor, Building No A2, "**Charms Residency**", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. SK. Hapijul Rahaman Abdul Wahab**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.7576/2005 Dated 10.11.2005 between M/s. Charms Developers (The Developers) And Mr. SK. Hapijul Rahaman Abdul Wahab(The purchaser).
2)	Copy of Amended Commencement Certificate No.2003 / 66 / TMC / TDD / 3155 Dated 19.10.2004 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate No.2003 / 66 / TMC / TDD / 246 Dated 17.07.2008 issued by Thane Municipal Corporation.
4)	Copy of Society Share Certificate No.045 Dated 01.02.2008 And Mr. SK. Hapijul Rahaman Abdul Wahab(The purchaser) issued by SOCIETY.
5)	Copy of Maintenance Bill Document No.405 Dated 01.10.2024 issued by SOCIETY.

6)	Copy of Electricity Bill Consumer No.000082167587 Dated 22.09.2024.
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Location

The said building is located at Village - Kolshet , Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 8.2 Km from Thane Railway Station.

Building

The building under reference is having Ground + 7 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. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Passage + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

Valuation as on 1st February 2025

The Carpet Area of the Residential Flat	:	454.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	544.80 Sq. Ft. X ₹ 2,800.00 = ₹ 15,25,440.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$:	25.50%
Amount of depreciation	:	₹ 3,89,130.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 9,46,000/- per Sq. M. i.e. ₹ 87,886/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 7,88,325/- per Sq. M. i.e. ₹ 73,238/- per Sq. Ft.
Value of property	:	454.00 Sq. Ft. X ₹ 16,000 = ₹72,64,000
Total Value of property as on 1st February 2025	:	₹72,64,000.00

(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 1st February 2025	:	₹ 72,64,000.00 - ₹ 3,89,130.00 = ₹ 68,74,870.00
Total Value of the property	:	₹ 68,74,870.00
The realizable value of the property	:	₹61,87,383.00
Distress value of the property	:	₹54,99,896.00



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Insurable value of the property (544.80 X 2,800.00)	:	₹15,25,440.00
Guideline value of the property (544.80 X 73238.00)	:	₹3,99,00,062.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Building No A2, "**Charms Residency**", Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 68,74,870.00 (Rupees Sixty Eight Lakhs Seventy Four Thousands Eight Hundred And Seventy Only)** as on 1st 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 **1st February 2025** is **₹ 68,74,870.00 (Rupees Sixty Eight Lakhs Seventy Four Thousands Eight Hundred And Seventy 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 + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2008 (As per occupancy certificate)				
4	Estimated future life	: 43 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 door with safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
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	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 1Lift 
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

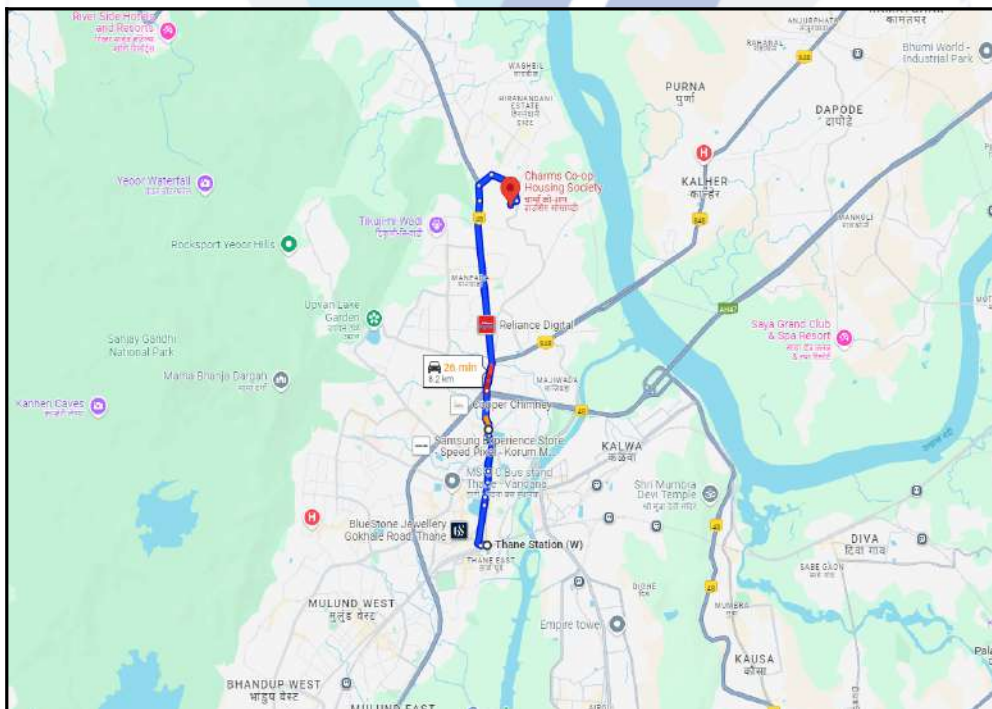
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°14'35.9"N 72°58'53.9"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 8.2 Km).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Calculator
Logout

Valuation For Rural Area

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Kokan [Help on Division](#)

District Name ठाणे Taluka Name ठाणे Village/Zone Name गावाचे नाव : कोवथेत

Attribute सह नंबर 284 SubZone Name 10/41-2ट) कोवथेत गावा

Mahapalika Area Navi Mumbai Muncipal

Open Land	Residence	Office	Shop	Industry	Unit
18500	94600	100500	118300	100500	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	946000			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	9,46,000.00	Sq. Mtr.	87,886.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18500			
The difference between land rate and building rate(A-B=C)	927,500.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	7,88,325.00	Sq. Mtr.	73,238.00	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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	622.00	746.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,077.00	₹13,398.00	-



NOBROKER

[No Rent](#)
[Post Your Property](#)

2 BHK Flat in Charms Residency For Sale In Thane West
In-hand phase II

₹ 1 Crore Negotiable

₹ 57,314/Month Estimated EMV

710 Sq.Ft

Dec 22, 2024 Posted On

Immediately Possession

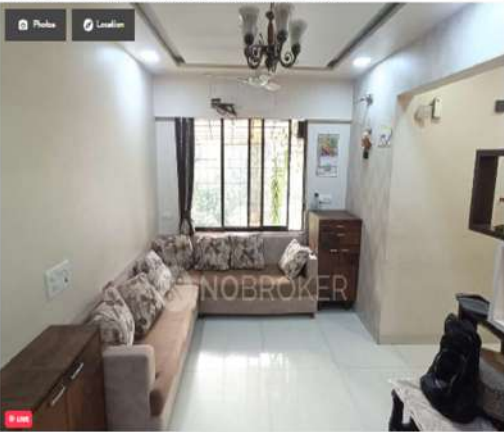


Charms Residency Neighbourhood

None Prior Status

[Contact](#)

Report what was not correct in this property

Price trends by NEEstimate

Overview

Age of Building	150 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq.Ft/M	Flooring	Verified Tile
Built-Up Area	710 Sq.Ft	Carpet Area	622 Sq.Ft
Furnishing Status	Fully Furnished	Facing	West
Floor	4/7	Parking	Bike And Car

Activity On This Property

R 281 Unique View 3 Shortlist 5

Similar Properties

2 BHK Flat in Pravinji Palms Cha., Thane West For Sale

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	287.00	344.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,118.00	₹15,099.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath Flat/Apartment for Sale in Dosti Desire, Brahmand, Thane West". The price is listed as ₹52 Lac, with an estimated EMI of ₹41,533. The carpet area is 287 sq.ft. The listing is verified and registered with RERA. The registration number is P5170008886. The website is https://maharera.maharashtra.gov.in/. The listing is categorized as "Overview", "Society", "Dealer Details", "Price Trends", "Registry Record", and "Society Reviews". There are 1 video, 6 property photos, and 25 society photos. The property is located on the 15th floor of a 17-story building, overlooking the main road. The configuration includes 1 bedroom, 1 bathroom, and 1 balcony. The property is 1 to 5 years old. The listing was posted on Jan 28, 2025, and is ready to move. There are 4 people who viewed this property this week. The listing is located in Dosti Desire, Brahmand, Thane West. The listing is registered with RERA. The registration number is P5170008886. The website is https://maharera.maharashtra.gov.in/.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	496.00	595.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,881.00	₹12,401.00	-

2719374
08-02-2024

Note:-Generated Through eSearch Module,For
original report please contact concern SRO
office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 27193/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	6870000
(3) बाजारभाव(भाडेघट्टयाच्या बाबतितघट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	5232799
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: फ्लॅट नं 004 ग्राउंड फ्लोअर बिल्डिंग नं ए 2 चार्म्स रेसिडेन्सी चार्म्स रेसिडेन्सी को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड सर्वे नं 284 हिस्सा नं 4 ब्रम्हांड फेज 3 जवळ आझादनगर व्हिलेज कोलशेत तालुका जिल्हा ठाणे 496 स्के फु कारपेट((Survey Number : 284 HISSA NO. 4 ;))
(5) क्षेत्रफळ	496 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:-शंकर - सालिघन वय:-47 पत्ता:-प्लॉट नं: सी 2 202 , माळा नं: , इमारतीचे नाव: जॅली टॉवर कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: खेरवा सरकल मानपाडा, रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AWBPS9519D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मण धोंडीबा काळे वय:-62; पत्ता:-प्लॉट नं: इ 502/इ-10, माळा नं: पाचवा फ्लोअर , इमारतीचे नाव: फेज 6 ब्रम्हांड, ब्लॉक नं: आझाद नगर , रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AGTPK5441J
(9) दस्तऐवज करून दित्याचा दिनांक	06/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	27193/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुत्यांकनासाठी 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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	454.00	544.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,618.00	₹11,348.00	-

2195974
31-05-2024

Note:-Generated Through eSearch Module,For
original report please contact concern SRO
office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 21959/2022

नोंदणी :

Regn:83m

गावाचे नाव : कोलशेत

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4789598
(4) भू-मापन,पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 404, चौथा मजला,बिल्डींग नं. ए-1, चार्म्स रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्रम्हांड, आझादनगर, ऑफ. घोडबंदर रोड, ठाणे प. - 400607,सदनिकेचे क्षेत्रफळ 454 चौ. फुट कारपेट,झोन क्र. 10/41-2उ((Survey Number : 284 ; HISSA NUMBER : 4 ;))
(5) क्षेत्रफळ	454 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदीश विरुपाक्ष्या कल्लुगुडी . वय:-47 पत्ता:-प्लॉट नं. फ्लॉट नं. 404, माळा नं. चौथा मजला, बिल्डींग नं. ए-1, इमारतीचे नाव: चार्म्स रेसिडेन्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: ब्रम्हांड, आझादनगर, रोड नं: ऑफ. घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AMHPK2049Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशील पोपटराव कदम . वय:-33; पत्ता:-प्लॉट नं: रूम नं. 50, माळा नं. , इमारतीचे नाव: विल्डींग नं. सी/8, सिंधुदुर्ग, ब्लॉक नं: गणेश मंदिर जवळ, सहाद्री नगर, चारकोप, रोड नं: कादिवली प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AYCPK4418J
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2022
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	21959/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	402500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्याकनासाठी 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 **1st 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.

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 **₹ 68,74,870.00 (Rupees Sixty Eight Lakhs Seventy Four Thousands Eight Hundred And Seventy 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

