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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**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, 4<sup>th</sup> 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

#### Our Pan India Presence at :

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#### Regd. Office

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

+91 2247495819

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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/02/2025/014023/2310359

01/9-9-PSRJ

Date: 01.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4<sup>th</sup> 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.**

**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: 2025.02.01 17:13:54 +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

Encl.: Valuation report



Thane : I01, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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**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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Residential Flat No. 401, 4<sup>th</sup> 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	<b>Mr. SK. Hapijul Rahaman Abdul Wahab</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> 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.  <b>Contact Person :</b> 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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 431.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 454.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 544.80</b>  <b>(Carpet Area + 20%)</b>  <b>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.</b></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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached

24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - 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	<b>RENTS</b>	
	(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	<b>SALES</b>	

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

## 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, 4<sup>th</sup> 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.



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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 4<sup>th</sup> 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 wiringetc.

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

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4<sup>th</sup> 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 <sup>th</sup> 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	(i) Internal wiring – surface or conduit	: Concealed Plumbing with Conduit & Concealed Electrical wiring
	(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



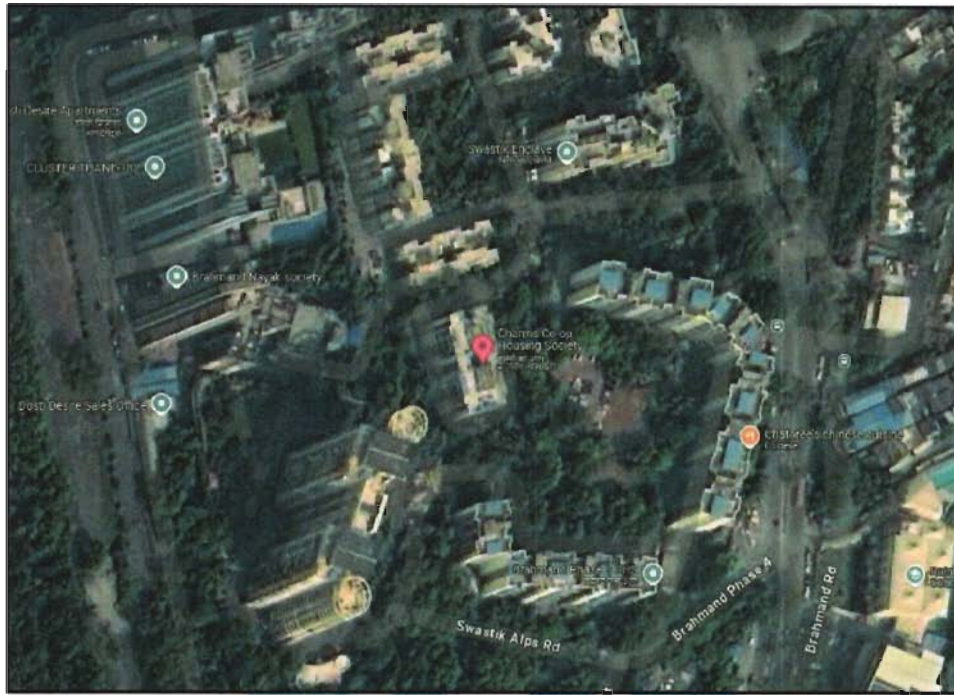
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## Route Map of the property



**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).




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## Ready Reckoner Rate


**Department of  
Registration & Stamps**  
Government Of Maharashtra
 
**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन

---

**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: गावाच नाव : कोवचोद

Attribute: सह नंबर 22+ SubZone Name: 19/41-22 कोवचोद गावा

Mahapalika Area: Navi Mumbai Municip

Open Land	Residence	Office	Shop	Industry	Unit
18500	94600	119500	112360	190500	Sq. Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Flat	946000			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>9,46,000.00</b>	<b>Sq. Mtr.</b>	<b>87,886.00</b>	<b>Sq. Ft.</b>
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%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>7,88,325.00</b>	<b>Sq. Mtr.</b>	<b>73,238.00</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:

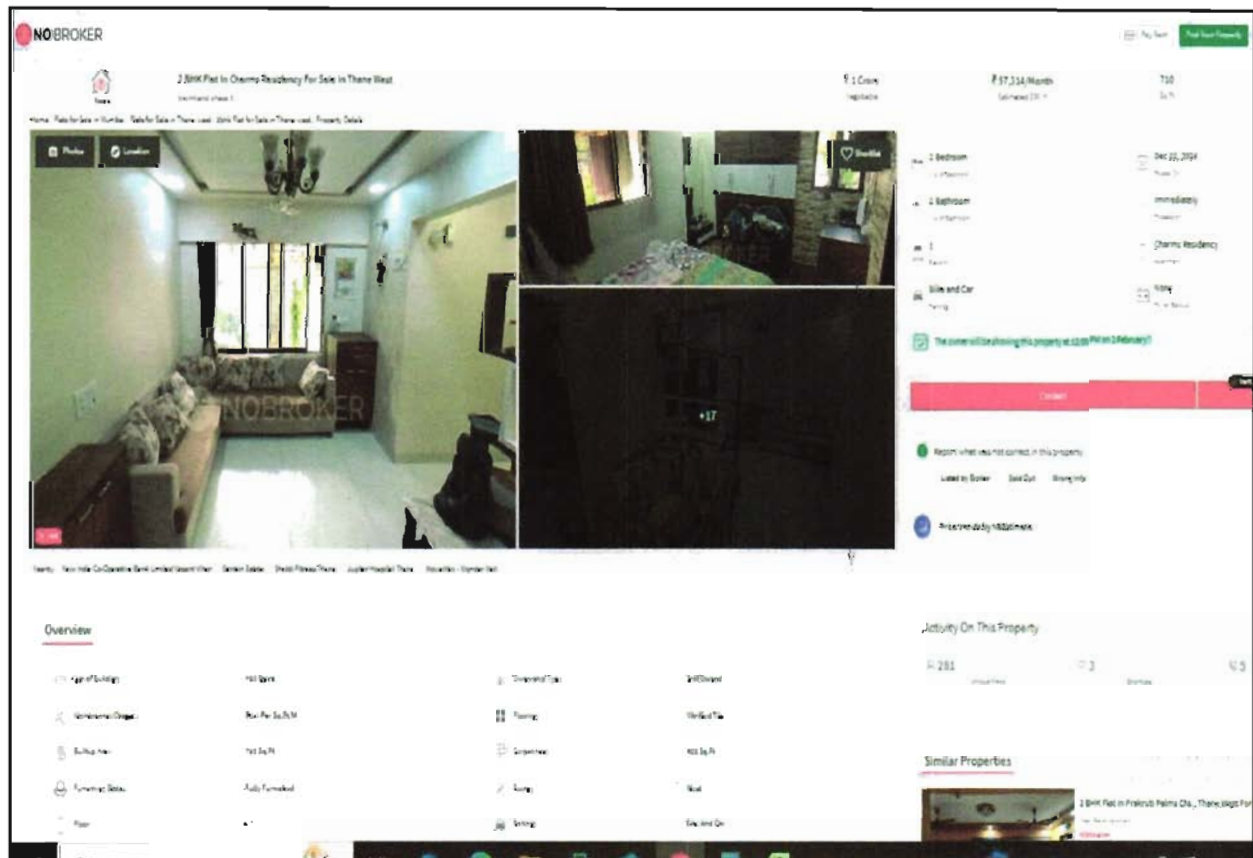
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21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

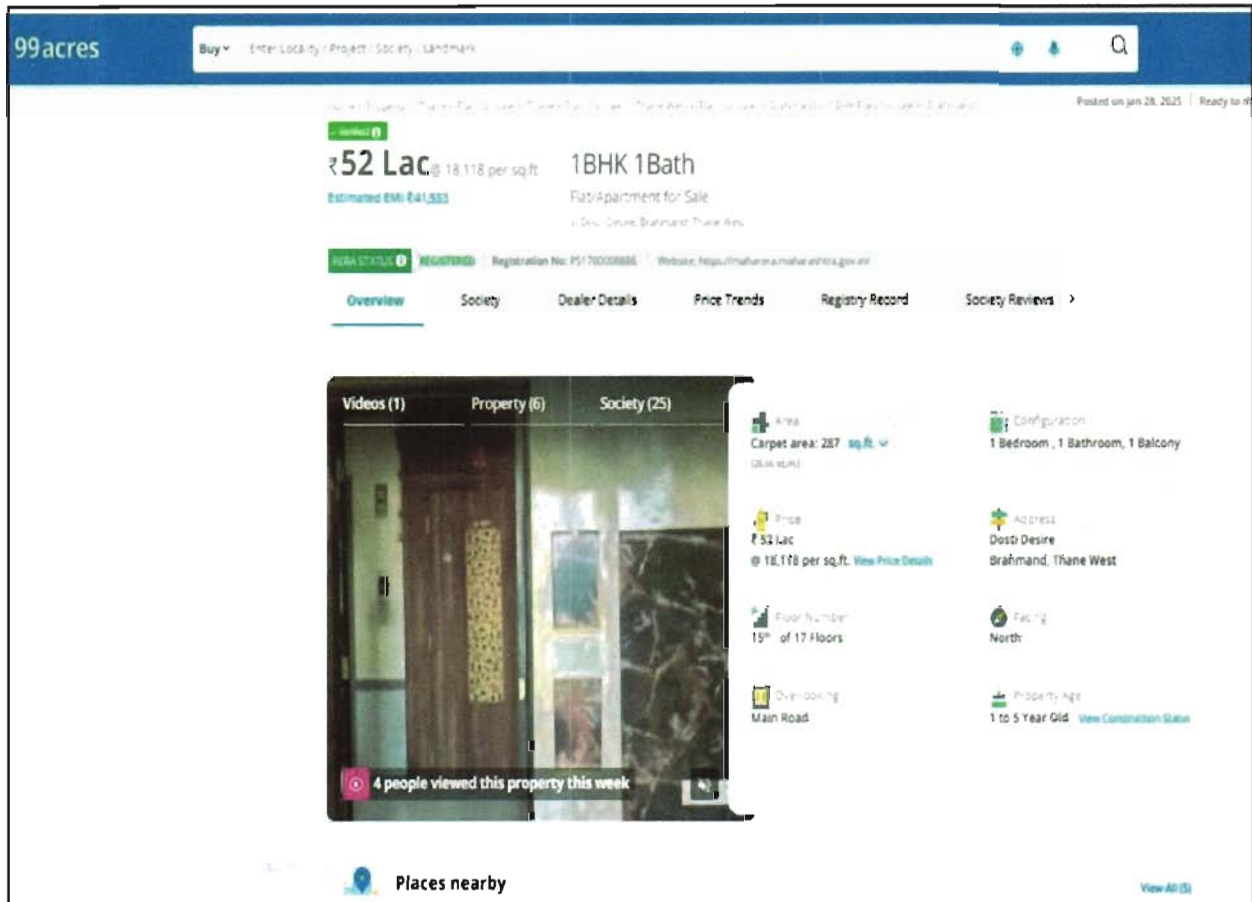
## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	622.00	746.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,077.00	₹13,398.00	-



## Price Indicators

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



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
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

दुयम निबंधक : सह दु.नि.ठाणे 2

दस्ता क्रमांक : 27193/2023

नोंदणी :

Regn.63m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	अग्रीमेंट टू सेल
(2) मोबदला	6870000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी टेलो की पट्टेदार ते ममुट करावे)	5232799
(4) भू-मापन, पोटहिस्ता व घरकमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: प्लॉट नं 004 ग्राउंड फ्लोअर बिल्डिंग नं ए 2 चार्म्स रेसिडेन्सी चार्म्स रेसिडेन्सी को ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड सर्वे नं 284 हिस्सा नं 4 ब्रम्हांड फेज 3 जवळ आशादनगर क्लिजे कोलशेत तालुका जिह्वा ठाणे 496 स्के फु कारपेट ( ( Survey Number : 284 HISSA NO. 4 , ) )
(5) क्षेत्रफळ	496 चौ.फूट
(6) आकारणी किंवा जुडी ट्रेण्ड्याल असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव - चंकर - तालिचन वय.-47 पत्ता:-प्लॉट नं. सी 2 202 , माळा नं. , इमारतीचे नाव थॅली टॉवर कॉ-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड , ब्लॉक नं: खेरवा सरकल मानपाडा, रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AWBPS9519D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव: तहमज धोंडीबा काळे वय:-62; पत्ता:-प्लॉट नं. इ 502/इ-10, माळा नं: पाचवा फ्लोअर , इमारतीचे नाव: फेज ६ ब्रम्हांड, ब्लॉक नं: आजाद नगर , रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AGTPK5441J
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/11/2023
(11) अनुक्रमांक, खत व पृष्ठ	27193/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
मुद्रांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुबंध :-	(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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
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

नोटणी :

Regn.83m

#### गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोजकता	5750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4789598
(4) भू मापन, पॉटहिस्सा व घरकमाक(असल्यास)	1) पालिकेचे नाव:ठाणे म न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 404, चौथा मजला, बिल्डींग नं. ए-1, चार्मर्स रेसिडेन्सी को-ऑप.ही.सो.लि., ब्रम्हांड, आझादनगर, ऑफ. घोडबंदर रोड, ठाणे प. - 400607, सदनिकेचे क्षेत्रफळ 454 चौ. फुट कारपेट, झोन क्र. 10/41-23( ( Survey Number : 284 ; HISSA NUMBER : 4 ; ) )
(5) क्षेत्रफळ	454 चौ.फुट
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:-जगदीश विरवाक्ष्या कल्लुगुडी . वय:-47 पत्ता:-प्लॉट नं. प्लॉट नं. 404, माळा न चौथा मजला, बिल्डींग नं. ए-1, इमारतीचे नाव: चार्मर्स रेसिडेन्सी को-ऑप ही 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 पोषटराव कटम . वय:-33; पत्ता:-प्लॉट नं: कृम नं. 50, माळा नं. इमारतीचे नाव: बिल्डींग 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 नोटणी केल्याचा दिनांक	03/10/2022
(11) अनुक्रमांक, खंड व पृष्ठ	21959/2022
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	402500
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) सौरा	
मुल्याकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक मूल्य 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.



Since 1989

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An ISO 9001 : 2015 Certified Company



## 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.

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: 2025.02.01 17:14:05 +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

