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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. Ajit Ramchandra Satve**

Residential Flat No. 301, 3rd Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.",
New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane ,
District - Thane, PIN - 400 602, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'23.8"N 72°58'31.1"E

Intended User:

**Cosmos Bank
FORT BRANCH**

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort,
Mumbai, Maharashtra 400001

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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Building No A/5, Shami, "**Anandban Co-Op. Hsg. Soc. Ltd.**", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India belongs to **Mr. Ajit Ramchandra Satve**.

Boundaries of the property

North : Chatrapati Sambhaji Road
South : MSEB Power Station
East : Gajvakra Tower
West : Building No. A/4

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 **₹ 34,07,625.00 (Rupees Thirty Four Lakhs Seven Thousand Six Hundred And Twenty Five 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



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Residential Flat No. 301, 3rd Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra,

Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 06.02.2025 for Housing Loan Purpose.
1	Date of inspection	05.02.2025
3	Name of the owner / owners	Mr. Ajit Ramchandra Satve
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. 301, 3 rd Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India. Contact Person : Mr. Aditya Warhad (Broker) Contact No. 8879080587
6	Location, Street, ward no	New Prabhat Nagar, Near Gaondevi Maidan Village - Chendani, Thane (West) District - Thane
7	Survey / Plot No. of land	CTS No - 32, 43 & Tika No. 16, 23 of Village - Chendani
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. = 225.71 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Chendani, Thane (West) Taluka - Thane , District - Thane, Pin - PIN - 400 602
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?	Owner Occupied - Mr. Ajit Ramchandra Satve
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Ajit Ramchandra Satve
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,500.00 (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 flat in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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, FORT BRANCH to assess Fair Market Value as on 06.02.2025 for Residential Flat No. 301, 3rd Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane , District - Thane, PIN - 400 602, State - Maharashtra, Country - India belongs to **Mr. Ajit Ramchandra Satve**.

We are in receipt of the following documents:

1)	Copy of Deed of Release Dated 06.12.2024 between Smt. Vanita Ramchandra Satve & Mr. Amit Ramchandra Satve (The Releasers) And Mr. Ajit Ramchandra Satve (The Releasee).
2)	Copy of Commencement Certificate No.2001 / 18 / TMC / TDD / 346 Dated 23.05.2001 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate No.2001 / 18 / TMC / TDD / 632 Dated 21.09.2006 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Chendani, Thane (West), Taluka - Thane , District - Thane, PIN - 400 602. The property falls in Residential Zone. It is at a traveling distance 700 Mtrs. from Thane Railway Station.

Building

The building under reference is having Ground + 8 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 Normal. The building is used for Residential purpose. 3rd Floor is having 5 Residential Flat. The building is having 1 lift.

Residential Flat:



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The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open Conduit Plumbing With Concealed Electrification etc. The flat internal condition is normal.

Valuation as on 6th February 2025

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 1,92,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,05,000/- per Sq. M. i.e. ₹ 9,755/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 92,992/- per Sq. M. i.e. ₹ 8,639/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 16,000 = ₹36,00,000
Total Value of property as on 6th February 2025	:	₹36,00,000.00

(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 6th February 2025	:	₹ 36,00,000.00 - ₹ 1,92,375.00 = ₹ 34,07,625.00
Total Value of the property	:	₹ 34,07,625.00
The realizable value of the property	:	₹30,66,863.00
Distress value of the property	:	₹27,26,100.00
Insurable value of the property (270.00 X 2,500.00)	:	₹6,75,000.00
Guideline value of the property (270.00 X 8639.00)	:	₹23,32,530.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India for this particular purpose at **₹ 34,07,625.00 (Rupees Thirty Four Lakhs Seven Thousand Six Hundred And Twenty Five Only)** as on 6th 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



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of the property as on **6th February 2025** is **₹ 34,07,625.00 (Rupees Thirty Four Lakhs Seven Thousand Six Hundred And Twenty Five 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

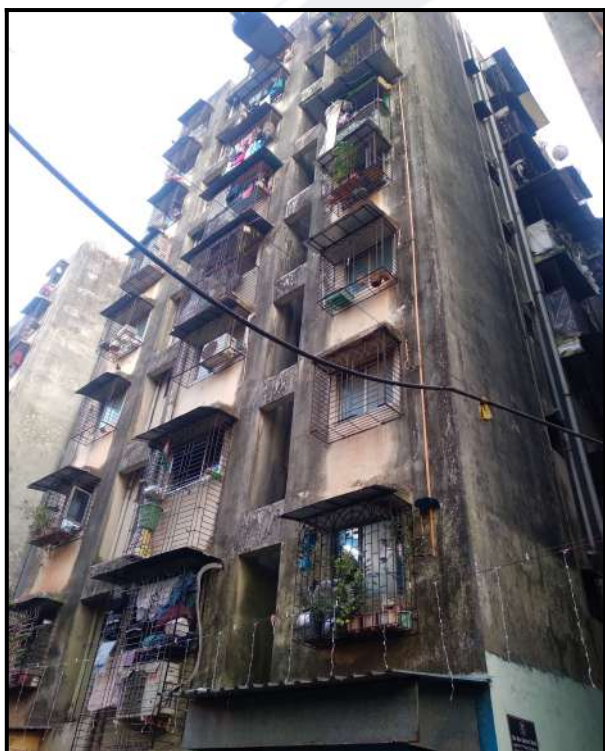
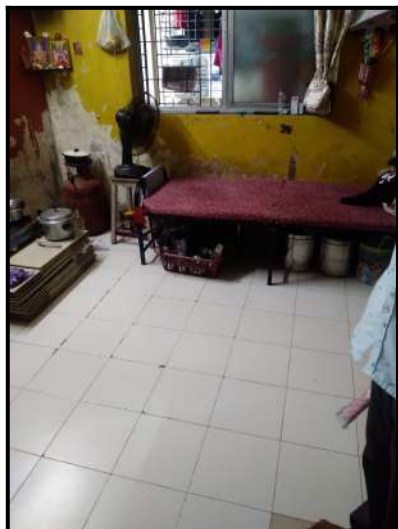
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

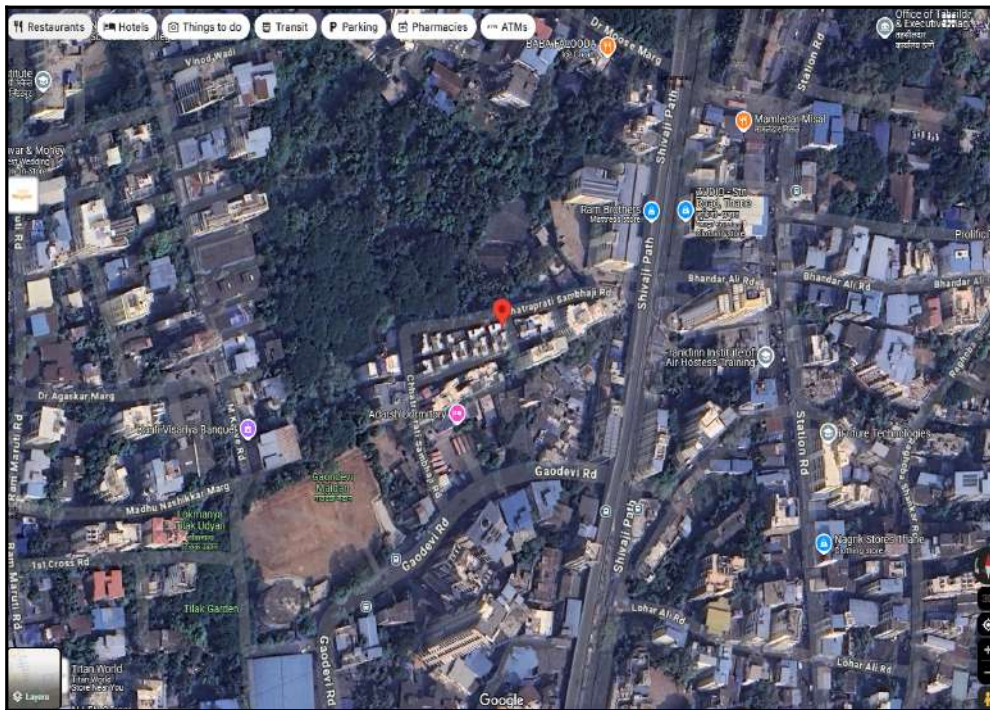
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 2006 (As per occupancy certificate)				
4	Estimated future life	: 41 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Ceramic Tile 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.	: Open Conduit Plumbing With Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

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

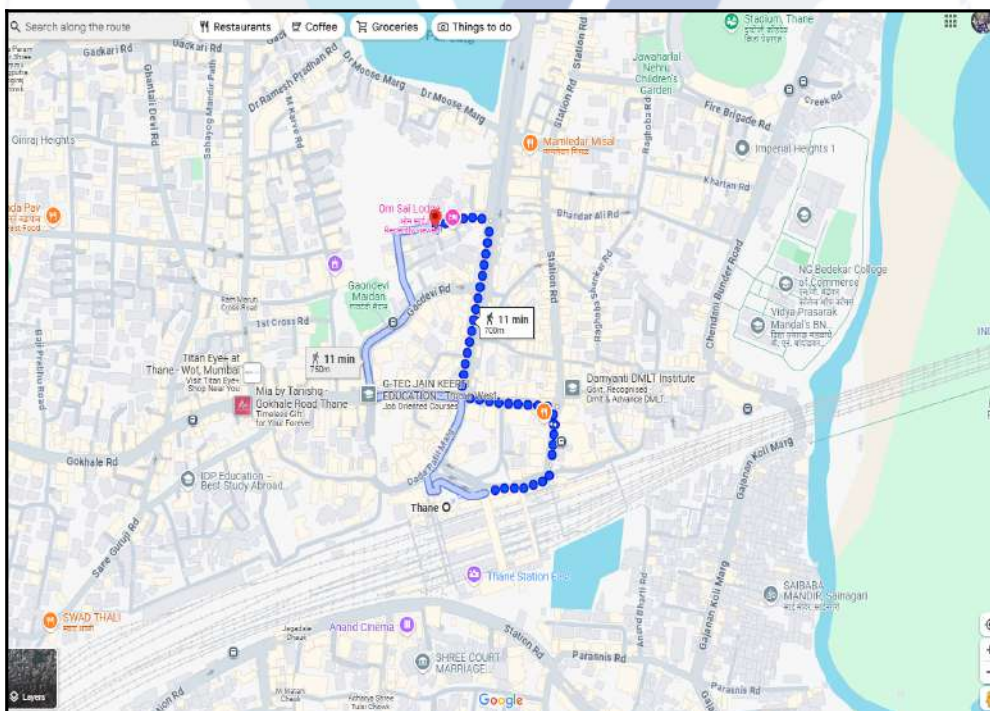
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°11'23.8"N 72°58'31.1"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 700 Mtrs.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.22	64000	149300	171500	303500	171500	चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.23	64000	149300	171500	303500	171500	चौ. मीटर
SurveyNo	1/2-8ब-1) चेंदणी गावाच्या रेल्वे लाईन्सच्या उत्तरेकडील भागातील गोखले रोड व शिवाजी रस्ता यावर दर्शनी भाग असलेल्या मिळकती टिका नं.24	64000	149300	171500	303500	171500	चौ. मीटर
SurveyNo	1/3-8ब-2) पुर्वेकडील शिवाजी रस्ता ,दक्षिणेकडे रेल्वेलाईन पश्चिम व उत्तर चेंदणी गावाची शीव टिका नं.17	41800	105000	120900	190600	120900	चौ. मीटर
SurveyNo	1/3-8ब-2) पुर्वेकडील शिवाजी रस्ता ,दक्षिणेकडे रेल्वेलाईन पश्चिम व उत्तर चेंदणी गावाची शीव टिका नं.22	41800	105000	120900	190600	120900	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	105000			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,05,000.00	Sq. Mtr.	9,755.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	41800			
The difference between land rate and building rate(A-B=C)	63,200.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	92,992.00	Sq. Mtr.	8,639.00	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:



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	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	Anand Bhuvan CHSL., Thane West		
Source	magic bricks		
Floor	7th		
	Carpet	Built Up	Saleable
Area	385.00	462.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,714.00	₹13,095.00	-

magicbricks

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Charai > 1 BHK Flats for Sale in Charai > 520 Sq-ft

Posted on: Oct 19, 23 Property ID: 69649897

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Join Prime 50% OFF

₹65.0 Lac ~~₹60.5 Lac~~ EMI - ₹ 29k | [Get Loan offers from 34+ banks](#) Special Price by Owner

1 BHK Flat For Sale in Anand Bhuvan, [Charai, Thane](#)

1 Bed 1 Bath Semi-Furnished

Carpet Area
365 sqft
₹16,883/sqft

Floor
7 (Out of 7 Floors)

Facing
East

Developer
Yash Group of Realty

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Anand Bhuvan

Status
Ready to Move

Type Of Ownership
Co-operative Society

East Facing Property

Newly Constructed Property

Contact Owner Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup ~~₹65.0 Lac~~ **₹60.5 Lac**

Booking Amount **₹100000**

Address **701, Anand Bhuvan, Opp. Brahmin Vidyalaya, Nr. St John School, Charai, Thane W-400601, Charai, Thane - Central Thane, Maharashtra**

Contact Owner

Anant Vichare -91-98XXXXXXX

Get Phone No.

Price Indicators

Property	Charai Thane West		
Source	magic bricks		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	403.00	483.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,610.00	₹15,509.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property In Thane > Charai > Apartment In Charai > 1 BHK > 560 Sq-ft

₹75.0 Lac

EMI - ₹ 34k | [How much loan can I get?](#)

1 BHK Flat For Sale in Aakar Park, Charai, Thane

1 Bed | 1 Bath | Semi-Furnished

Carpet Area

403 sqft

₹18,610/sqft

Developer

Aakar Group

Project

Aakar Park

Floor

3 (Out of 6 Floors)

Transaction Type

Resale

Status

Ready to Move

Furnished Status

Semi-Furnished

Age Of Construction

Above 20 years

Contact Owner

Get Phone No.

More Details

Price Breakup **₹ 75 Lac**

Address **Govind Bachaji Rd, Charai, Thane West, Thane, Maharashtra, Charai, Thane, Maharashtra**

Sale Instances

Property	Anandban CHSL., Thane West		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	432.00	518.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,046.00	₹12,539.00	-

21/12/2024, 17:52	igr_824	
82474 02-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयमनिबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 824/2024 नोंदणी : Regn:63m
गावाचे नाव : चेंदणी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5056852.5	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्रमांक.403,चौथा मजला,बिल्डींग नं. बी-1,आनंदबन को ऑ हौ सो लि.,सध्याचे नाव श्री गणेश टॉवर को ऑ हौ सो लि.,शिवाजी पथ,गावदेवी मंदिर,ठाणे प. क्षेत्रफळ 432 चौ.फुट कार्पेट((Survey Number : Tika No. 17, C. T. S.No. 32(Part), Tika No. 23, C. T. S. No. 43A(Part), Tika No. 16, C. T. S. No. 93(Part), ;))	
(5) क्षेत्रफळ	432 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:-सतीश मधुकर क्षीरसागर - वय:-66 पत्ता:-प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं. बी-1, श्री गणेश टॉवर्स को ऑ हौ सो लि., ब्लॉक नं: शिवाजी पथ, गावदेवी मंदिराजवळ, ठाणे प, रोड नं: --, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ACJPK4603J 2): नाव:-सुप्रिया सतीश क्षीरसागर - वय:-65 पत्ता:-प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: बिल्डिंग नं. बी-1, श्री गणेश टॉवर्स को ऑ हौ सो लि., ब्लॉक नं: शिवाजी पथ, गावदेवी मंदिराजवळ, ठाणे प, रोड नं: --, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AHDPK5595Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर कृष्णा मयेकर - वय:-60; पत्ता:-प्लॉट नं: ए/11, माळा नं: -, इमारतीचे नाव: रामकृपा को ऑ हौ सो नं. 2, ब्लॉक नं: चंद्रकांत पाटकर विद्यालय जवळ, रामनगर, डोबिवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACYPM0152F 2): नाव:-कविता किशोर मयेकर - वय:-58; पत्ता:-प्लॉट नं: ए/11, माळा नं: -, इमारतीचे नाव: रामकृपा को ऑ हौ सो नं. 2, ब्लॉक नं: चंद्रकांत पाटकर विद्यालय जवळ, रामनगर, डोबिवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AHJPM6177E	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	824/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	455000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th 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 **₹ 34,07,625.00 (Rupees Thirty Four Lakhs Seven Thousand Six Hundred And Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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Vastukala Consultants (I) Pvt. Ltd.

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