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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Surya N. Bhandari**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - B, "**Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.**", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India.

Latitude Longitude : 19°16'7.4"N 72°58'6.1"E

### Intended User:

**Cosmos Bank**  
**Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - B, "**Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.**", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Mr. Surya N. Bhandari** .

Boundaries of the property

North : Internal Road  
South : Wing - A  
East : Sai Nagar Road  
West : Vijay Park CHSL

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 **₹ 86,62,500.00 (Rupees Eighty Six Lakhs Sixty Two Thousands Five Hundred 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. 202, 2<sup>nd</sup> Floor, Wing - B, "Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, 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 25.02.2025 for Housing Loan Purpose.
1	Date of inspection	11.02.2025
3	Name of the owner / owners	<b>Mr. Surya N. Bhandari</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. 202, 2 <sup>nd</sup> Floor, Wing - B, "Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Surya N. Bhandari (Owner) Contact No. 9833582266
6	Location, Street, ward no	Ram Mandir Road, Behind New Parshwanath College Village - Vadavli, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Vadavli New Survey No - 13, Hissa No. 6
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	<b>Carpet Area in Sq. Ft. = 665.93</b> <b>(Area as per Site measurement)</b>  <b>Built Up Area in Sq. Ft. = 900.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Vadavli, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 615
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. Shatrughna Jadhav
	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. Shatrughna Jadhav
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,000/- 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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2015 (As Per Part 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.
<p><b>Remark:</b></p> <p>i) As per site inspection, actual Carpet Area is 665.00 Sq. Ft. and Built-Up Area 900.00 Sq. Ft. mentioned in the Agreement. The loading between Carpet to Built-Up is only 35% hence, we have adjusted rate accordingly.</p> <p>ii) As per site inspection, the residential flat is used for children's tuitions by tenant.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 25.02.2025 for Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - B, "**Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.**", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Mr. Surya N. Bhandari**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.1138 / 2016 Dated 25.01.2016 between Mr. Avchar Pancha Patel (The Transferor) And Mr. Surya N. Bhandari (The Transferee) (4 pages from documents) .
2)	Copy of Part Occupancy Certificate No.2001 / 81 / TMC / TDD / 103 Dated 16.09.2015 issued by Thane Municipal Corporation.
3)	Copy of Amended Commencement Certificate No.2001 / 81 / TMC / TDD / 100 Dated 18.05.2010 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615. The property falls in Residential Zone. It is at a traveling distance 9.5 Km. from Thane Railway Station.

### Building

The building under reference is having Ground + 4 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. 2nd Floor is having 2 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 2<sup>nd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Bathroom + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

### Valuation as on 25th February 2025



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The Built Up Area of the Residential Flat	:	900.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building	:	10 Years
Cost of Construction	:	900.00 Sq. Ft. X ₹ 2,500.00 = ₹ 22,50,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$	:	15.00%
Amount of depreciation	:	₹ 3,37,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 97,700/- per Sq. M. i.e. ₹ 9,077/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 89,920/- per Sq. M. i.e. ₹ 8,354/- per Sq. Ft.
Value of property	:	900.00 Sq. Ft. X ₹ 10,000 = ₹90,00,000
Total Value of property as on 25th February 2025	:	₹90,00,000.00

(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 25th February 2025	:	₹ 90,00,000.00 - ₹ 3,37,500.00 = ₹ 86,62,500.00
Total Value of the property	:	₹ 86,62,500.00
The realizable value of the property	:	₹77,96,250.00
Distress value of the property	:	₹69,30,000.00
Insurable value of the property (900.00 X 2,500.00)	:	₹22,50,000.00
Guideline value of the property (900.00 X 8354.00)	:	₹67,83,300.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing - B, "Mayuresh Apartment Co-Op. Hsg. Soc. Ltd.", Ram Mandir Road, Behind New Parshwanath College, Village - Vadavli, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India for this particular purpose at **₹ 86,62,500.00 (Rupees Eighty Six Lakhs Sixty Two Thousands Five Hundred Only)** as on 25th 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 **25th February 2025** is **₹ 86,62,500.00 (Rupees Eighty Six Lakhs Sixty Two Thousands Five Hundred 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 + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 <sup>nd</sup> Floor				
3	Year of construction	: 2015 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 50 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	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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	: All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity	: Not Provided
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



## Actual Site Photographs





## Ready Reckoner Rate



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

**नोंदणी व मूलांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rate Calculator
Logout

### Valuation For Influence Area

--- Welcome to Valuation of Properties in Maharashtra ---

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Kokan Help on Division

District Name	Taluka Name	Village/Zone Name	
<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	<span style="border: 1px solid black; padding: 2px;">गवाच नाव : वरचवी (जे)</span>	
Attribute		SubZone Name	
<span style="border: 1px solid black; padding: 2px;">सद्वे नंबर</span>	<span style="border: 1px solid black; padding: 2px;">13</span>	<span style="border: 1px solid black; padding: 2px;">13/48-1ब/4) रस्त्यापासून</span>	
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Navi Mumbai Muncips</span>		

Open Land	Residence	Office	Shop	Industry	Unit
19900	97700	109100	121900	109100	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	9770			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>87,930.00</b>	<b>Sq. Mtr.</b>	<b>8,169.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19900			
The difference between land rate and building rate(A-B=C)	68,030.00			
Percentage after Depreciation as per table(D)	10%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>89,920.00</b>	<b>Sq. Mtr.</b>	<b>8,354.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	521.00	625.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹12,476.00	₹10,400.00	-

The screenshot displays a real estate listing on Housing.com. The main heading is "1 BHK Flat" with a price of ₹65.0 L. Key details include a built-up area of 625 sq.ft, an average price of ₹10.4 K/sq.ft, and a 5-year-old property. The listing is for a semi-furnished flat in the JVM Twin Tower, Kasarvadavali, Thane West. The interface includes navigation tabs for Overview, Amenities, Ratings and Reviews, Price Trends, Registry Records, Locality, Project Q&A, and Developer. A "Property Highlights" section lists features like Metro Station Proximity, School Proximity, and Close to Bus Stop. A "Contact Seller" section provides the name Aarti, a contact number, and a form to share contact details.

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	750.00	900.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹14,667.00	₹12,222.00	-



HOUSING.COM Buy In Thane 
 + Add


Home / Thane / Kasarvadavali, Thane West / Apartment for Sale in Kasarvadavali, Thane West / 2 BHK Flat Last updated: Aug 30, 2024

### 2 BHK Flat


By SOHAM GROUP

Soham Parijat Gardens, Anand Nagar, Kasarvadavali, Thane West, Thane


✓ VERIFIED



SHARE SAVE



Living Room



Bedroom One

+ 17 more

900 sq.ft  
Built Up Area

₹12.22 K/sq.ft  
Avg. Price

10 Year Old  
Age of property

Ready to move  
Possession status

Higher i  
of 7 floors

North-East facing  
Facing

Semi Furnished  
Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A
>



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	559.00	671.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹10,103.00	₹8,417.00	-



2282974

25-05-2024

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 : 22829/2021

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5299786
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5076104
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: सी विंग,मयुरेश अपार्टमेंट, ब्लॉक नं: मानस रेसिडेन्सी को.ऑप.हौसिंग सोसायटी लि., रोड : साई नगर, कासारवडवली,घोडबंदर रोड ठाणे प, इतर माहिती: क्षेत्रफळ-62.36 चौ.मी. बांधीव,(झोन- 13/48/1B4) ( ( Survey Number : 10/4 ; ) )
(5) क्षेत्रफळ	62.36 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:-धरमवीर रामसिंह राठोड वय:-32 पत्ता:-प्लॉट नं: सी303, माळा नं: -, इमारतीचे नाव: मयुरेश अपार्टमेंट, ब्लॉक नं: मानस रेसिडेन्सी सीएचएस लि., रोड नं: साई नगर, कासारवडवली, घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AOSPR3666R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज हुसेन पठाण वय:-34; पत्ता:-प्लॉट नं: सी704, माळा नं: -, इमारतीचे नाव: मयुरेश अपार्टमेंट, ब्लॉक नं: मानस रेसिडेन्सी सीएचएस लि., रोड नं: साई नगर, कासारवडवली, घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AQMP5894M 2): नाव:-आलिया सुरज पठाण वय:-28; पत्ता:-प्लॉट नं: सी704, माळा नं: -, इमारतीचे नाव: मयुरेश अपार्टमेंट, ब्लॉक नं: मानस रेसिडेन्सी सीएचएस लि., रोड नं: साई नगर, कासारवडवली, घोडबंदर रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BQSP0847D
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	22829/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	318000
(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	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	451.00	541.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹9,659.00	₹8,052.00	-



14963335 02-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निर्बंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 14963/2020 नोंदणी : Regn:63m
<b>गावाचे नाव : वडवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4081722.92	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सी - 701, माळा नं: 7 वा मजला,बिलिंग नं. सी विंग, मयुरेश, इमारतीचे नाव: मानस रेसिडन्सी को.ऑप.हो.सो.लि., रोड : कासारवडवली,ठाणे.(प)-400615, इतर माहिती: क्षेत्रफळ - 541 चौ. फुट बिल्टअप(मु.वि.क्र.13/48-1ब4)( ( Survey Number : 10 ; HISSA NUMBER : 4 ; ) )	
(5) क्षेत्रफळ	541 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:-हिमत पानसिंग अलचौनी - वय:-40 पत्ता:-प्लॉट नं: सी - 701, माळा नं: -, इमारतीचे नाव: मानस रेसिडन्सी को.ऑप.हो.सो.लि., ब्लॉक नं: श्री राम मंदिर रोड , रोड नं: कासारवडवली, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AIWPA5743N 2): नाव:-विप्री हिमत अलचौनी (पूर्वीचे नाव - कमला हिमत अलचौनी) - वय:-35 पत्ता:-प्लॉट नं: सी - 701, माळा नं: -, इमारतीचे नाव: मानस रेसिडन्सी को.ऑप.हो.सो.लि., ब्लॉक नं: श्री राम मंदिर रोड, रोड नं: कासारवडवली, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AQEPA0396B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निरज सुभाष यादव - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धुरी चाळ, ब्लॉक नं: कोलशेत रोड, ज्योतिबा मंदिर जवळ , रोड नं: मनोरमा नगर, ठाणे. (प), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ALPPY7141L 2): नाव:-रामपती सुभाष यादव - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धुरी चाळ, ब्लॉक नं: कोलशेत रोड, ज्योतिबा मंदिर जवळ, रोड नं: मनोरमा नगर, ठाणे. (प), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AEDPY0339P	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/12/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	25/12/2020	
(11) अनुक्रमांक, खंड व पृष्ठ	14963/2020	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	126000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
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 **25th 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 **₹ 86,62,500.00 (Rupees Eighty Six Lakhs Sixty Two Thousands Five Hundred 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

