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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Dhiraj Anil Wadke**

Residential Flat No. 103, 1st Floor, Building No C-1-57-A, "**Mitra Niwas Co-op. Hsg. Soc. Ltd.**",
Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN -
400 601, State - Maharashtra, India.

Latitude Longitude : 19°12'22.7"N 72°58'52.0"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. 103, 1st Floor, Building No C-1-57-A, "**Mitra Niwas Co-op. Hsg. Soc. Ltd.**", Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Mr. Dhiraj Anil Wadke**.

Boundaries of the property

North	: Building No. CD- 58
South	: Building No. C1- 56
East	: Building No. CD - 62
West	: B Wing of Mitra Niwas

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 **₹ 74,16,750.00 (Rupees Seventy Four Lakhs Sixteen Thousands Seven Hundred And Fifty 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: 2025.02.13 18:02:15 +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



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Residential Flat No. 103, 1st Floor, Building No C-1-57-A, "Mitra Niwas Co-op. Hsg. Soc. Ltd.", Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN - 400 601, 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 13.02.2025 for Housing Loan Purpose.
1	Date of inspection	11.02.2025
3	Name of the owner / owners	Mr. Dhiraj Anil Wadke
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. 103, 1 st Floor, Building No C-1-57-A, "Mitra Niwas Co-op. Hsg. Soc. Ltd.", Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN - 400 601, State - Maharashtra, India. Contact Person : Mr. Dhiraj Anil Wadke (Owner) Contact No. 9867421715
6	Location, Street, ward no	Shreerang Village - Majiwade, District - Thane
7	Survey / Plot No. of land	Village - Majiwade New Survey No - 70/6, 70/8, 71/1 to 10, 72/1 to 4, 76/1 to 6, 77/1 to 3
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. = 440.94 (Area as per Site measurement) Built Up Area in Sq. Ft. = 660.00 (Area As Per Deed Of Gift)
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwade, Taluka - Thane, District - Thane, Pin - PIN - 400 601
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. Vijay R. Kadam, Since 3 Years
	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. Vijay R. Kadam, Since 3 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 18,000/- 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	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (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 Branch to assess Fair Market Value as on 13.02.2025 for Residential Flat No. 103, 1st Floor, Building No C-1-57-A, "Mitra Niwas Co-op. Hsg. Soc. Ltd.", Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Mr. Dhiraj Anil Wadke**.

We are in receipt of the following documents:

1)	Copy of Deed Of Gift Dated 27.11.2020 between Mr. Anil Vinayak Wadke(The Donor) And Mr. Dhiraj Anil Wadke(The donee) (Registration No. 4053/2021 dated 17/02/2021).
2)	Copy of Occupancy Certificate V.P. No.. 87007/TMC/TDD/47 Dated 28.09.2018 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Majiwade, Taluka - Thane, District - Thane, PIN - 400 601. The property falls in Residential Zone. It is at a traveling distance 2.6 km. from Thane Railway Station.

Building

The building under reference is having Stilt + 3 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. 1st Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Toilet + Bathroom.(i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th February 2025

The Built Up Area of the Residential Flat	:	660.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years



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Age of the building as on 2024	: 7 Years
Cost of Construction	: 660.00 Sq. Ft. X ₹ 2,500.00 = ₹ 16,50,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$: 10.50%
Amount of depreciation	: ₹ 1,73,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 98,515/- per Sq. M. i.e. ₹ 9,152/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 93,845/- per Sq. M. i.e. ₹ 8,718/- per Sq. Ft.
Value of property	: 660.00 Sq. Ft. X ₹ 11,500 = ₹75,90,000
Total Value of property as on 13th February 2025	: ₹75,90,000.00

(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 13th February 2025	: ₹ 75,90,000.00 - ₹ 1,73,250.00 = ₹ 74,16,750.00
Total Value of the property	: ₹ 74,16,750.00
The realizable value of the property	: ₹66,75,075.00
Distress value of the property	: ₹59,33,400.00
Insurable value of the property (660.00 X 2,500.00)	: ₹16,50,000.00
Guideline value of the property (660.00 X 8718.00)	: ₹57,53,880.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1st Floor, Building No C-1-57-A, "Mitra Niwas Co-op. Hsg. Soc. Ltd.", Shreerang, Village - Majiwade, Taluka - Thane, District - Thane, Panchpakhadi, Thane (West), PIN - 400 601, State - Maharashtra, India for this particular purpose at **₹ 74,16,750.00 (Rupees Seventy Four Lakhs Sixteen Thousands Seven Hundred And Fifty Only)** as on 13th 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 **13th February 2025** is **₹ 74,16,750.00 (Rupees Seventy Four Lakhs Sixteen Thousands Seven Hundred And Fifty 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:

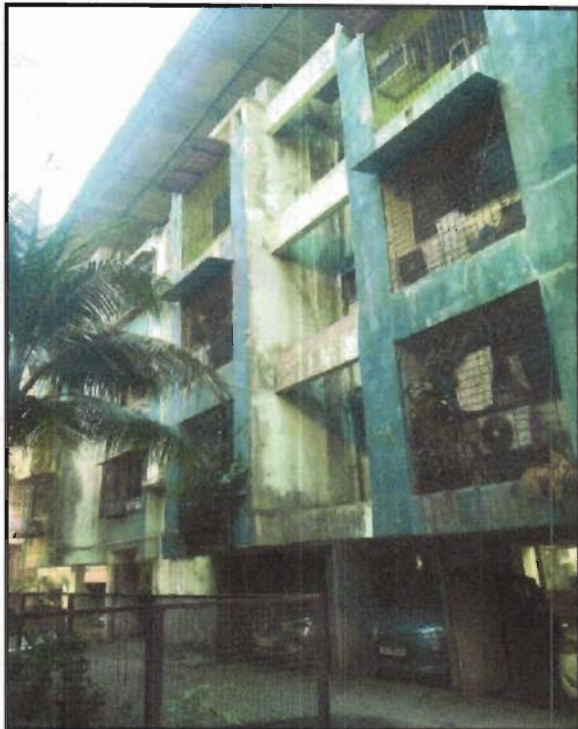
ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	: Stilt + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor
3	Year of construction	: 2018 (As per occupancy certificate)
4	Estimated future life	: 53 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 flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified tiles flooring.
11	Finishing	: Cement plastering.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(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.	:	Superior White
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	:	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



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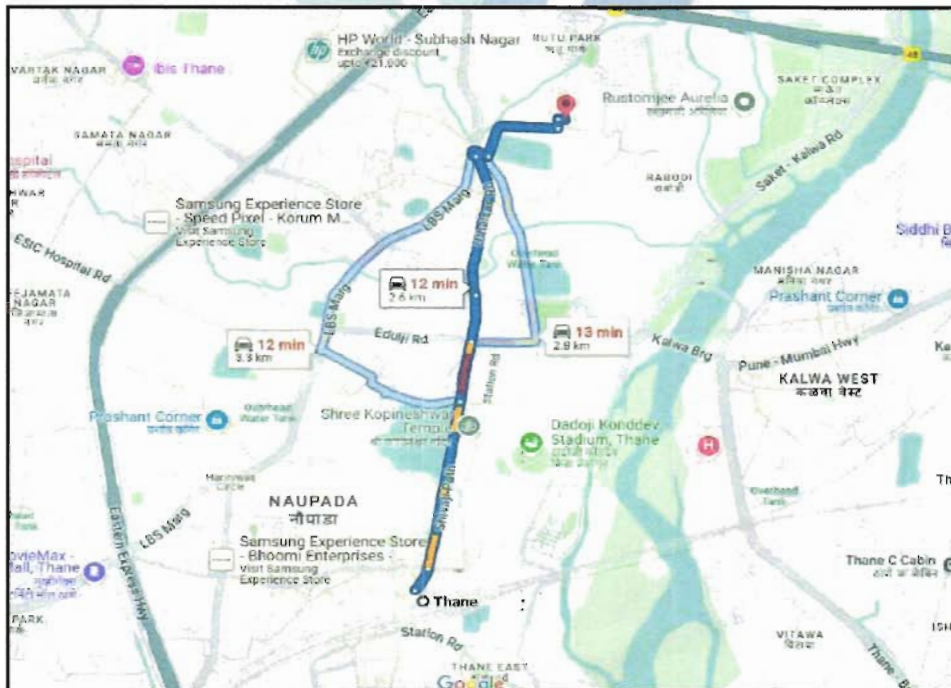
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Route Map of the property



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



Longitude Latitude: 19°12'22.7"N 72°58'52.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 2.6 km.).

Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
21700	103700	105100	130200	139100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	103700			
Decrease by 5% on Flat Located on 1 st Floor	5185			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	98,515.00	Sq. Mtr.	9,152.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	31800			
The difference between land rate and building rate(A-B=C)	66,715.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	93,845.00	Sq. Mtr.	8,718.00	Sq. Ft.

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.

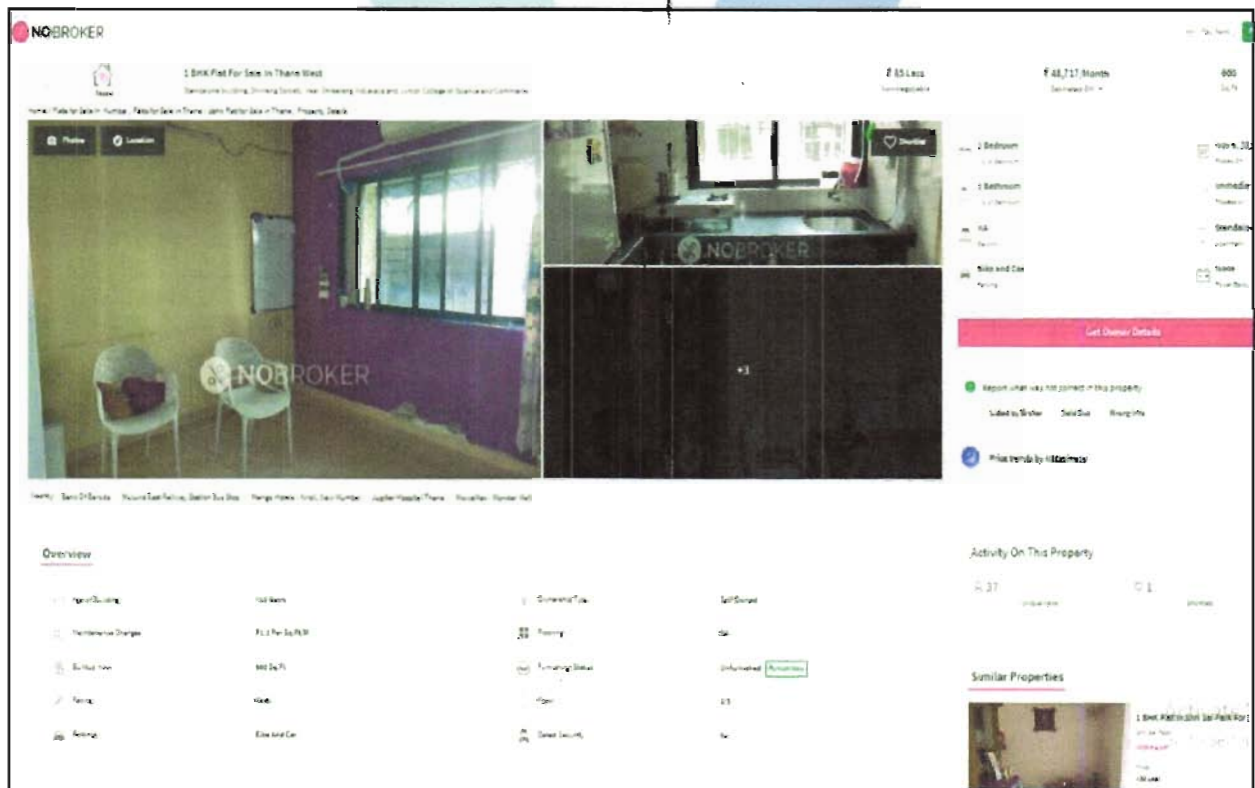
	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

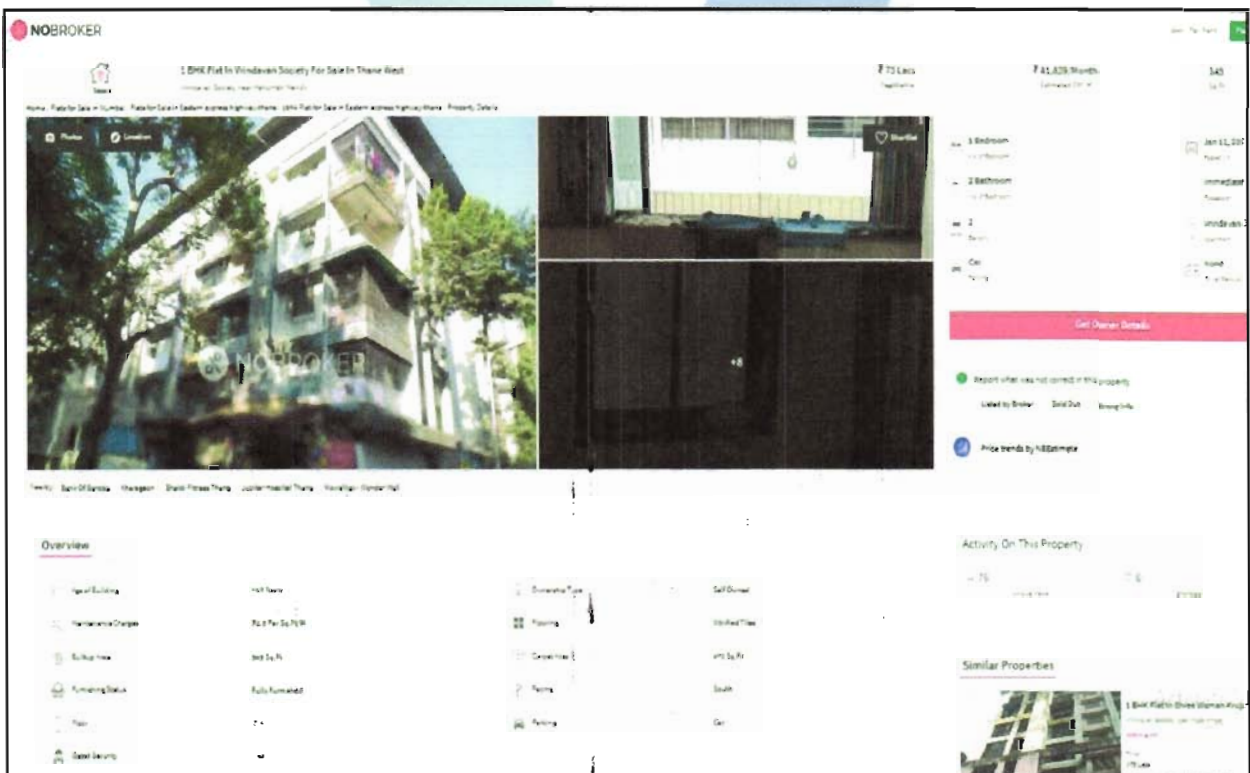
Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	550.00	660.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹15,455.00	₹12,879.00	-



Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	470.00	564.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,532.00	₹12,943.00	-



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	580.00	696.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,448.00	₹11,207.00	-

30/65/4
09-02-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु नि ठाणे 2
दस्ता क्रमांक : 30765/2023
नोंदणी :
Regn.83m

गावाचे नाव : माजिवडे

(1) विविधा प्रकार	करारनामा
(2) मॉबदला	7800000
(3) बाजारभाव/भाडेजटपाच्या बाबतिलपटाकार आकारणी टैली को पट्टेदार ते नमुद करावे	6707316
(4) मू. मापन, जॉटहिस्स व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 202.2 रा मजला,विल्डींग नं. ए 98,श्रीरंग पुनिट नं 7 सहकारी गृह निर्माण संस्था लि.,ठाणे,श्रीरंग सोसायटी,हठयोगी निकम गुरुजी रोड,पांचणखाडी आणि माजिवडे,ठाणे प.,क्षेत्र 580 चौ. फूट कारपेट,(खोन नं. 6/28/4क)((Survey Number : 23/1 to 13, 24/1 to 14,25/1 to 10of VillagePanchpakhadi& 71/1 to 10 , 72/1 to 4 , 76/1 to 6 , 77/1 to 3 of VillageMajiwade, :))
(5) क्षेत्रफळ	580 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव-सुषार हनुमंत परब बघ:-45 पत्ता:-प्लॉट नं-202, माळा नं- 2 रा मजला, विल्डींग नं.ए-98, इमारतीचे नाव: श्रीरंग पुनिट नं 7 सहकारी गृह निर्माण संस्था लि., ब्लीक नं. श्रीरंग सोसायटी, रोड नं. हठयोगी निकम गुरुजी रोड, ठाणे प. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AJJPP1382Q 2): नाव-मान्यता देणार - मनिषा हनुमंत परब बघ:-76 पत्ता:-प्लॉट नं-202, माळा नं- 2 रा मजला, विल्डींग नं.ए-98, इमारतीचे नाव: श्रीरंग पुनिट नं 7 सहकारी गृह निर्माण संस्था लि., ब्लीक नं. श्रीरंग सोसायटी, रोड नं. हठयोगी निकम गुरुजी रोड, ठाणे प. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AMQPP8559H 3): नाव-मान्यता देणार - गीता विजय मिनशी उर्फ गीता हनुमंत परब बघ:-38 पत्ता:-प्लॉट नं-802, माळा नं- - इमारतीचे नाव: ब्युटी पाल्म, ब्लीक नं. अंध. प्रताप सिनेमा, रोड नं. कोलबाड रोड, कोलबाड, ठाणे प. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AMQPP8562Q
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- प्रवीण गणेशलाल जैन बघ:-29, पत्ता:-प्लॉट नं-34, माळा नं- - इमारतीचे नाव: मातृछाया कृपा सौरधरस लि., ब्लीक नं. श्रीरंग रोड, मीनाताई ठाकरे चौक, रोड नं. कैसल मिल सर्कल, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AVVPJ4991K 2): नाव- रितिक गणेशलाल जैन बघ:-27, पत्ता:-प्लॉट नं-34, माळा नं- - इमारतीचे नाव: मातृछाया कृपा सौरधरस लि., ब्लीक नं. श्रीरंग रोड, मीनाताई ठाकरे चौक, रोड नं. कैसल मिल सर्कल, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-888PJ8037H
(9) दस्तावेज करून दिल्याचा दिनांक	15/12/2023
(10)दस्ता नोंदणी केल्याचा दिनांक	15/12/2023
(11)अनुक्रमांक खंड व पुढ	30765/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	546000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	575.00	690.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹13,043.00	₹10,870.00	-

2440674
28-01-2024

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

सूची क्र.2

दुय्यम निबंधक : सर दु. नि. ठाणे 2
दस्त क्रमांक : 24406/2022
नोंदणी :
Regn.83m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे)	6710799.2
(4) भू-मापन, प्लॅटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-ठाणे म. न. पा. इतर वर्णन : इतर माहिती: मौजे पांचपाखाडी ता व जिल्हा ठाणे पेधीत सर्व्हे न 23/1 ते 13,24/1 ते 14,25/1 ते 10 आणि माजिवडे सर्व्हे न 71/1 ते 10,72/1 ते 4,76/1 ते 6,77/1 ते 3 सिटी सर्व्हे न 4/बी,141/ए/1,142 टी न 7 या जमिनीवरील श्रीरंग को ऑप होसिंग सोसायटी लि(मधुकुज सी डी 116),मधील दुसऱ्या मजल्यावरील सदनिका न सी-21,उचाचे क्षेत्रफळ 690.00 चौ फूट बिल्डअप म्जाजेस 64.12 चौ मीटर अशी मिळकत((Survey Number : 71 and others :))
(5) क्षेत्रफळ	64.12 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असत तेव्हा	
(7) दस्तऐवज करून देणं-या,लिहून ठेवणं या पध्दकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव - विक्रत प्रभाकर तिकोणे वय-55 पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. सदनिका न सी- 21 दुसऱ्या मजला, श्रीरंग को ऑप होसिंग सोसायटी लि वर्धमान बस स्टॉप ता व जिल्हा ठाणे महाराष्ट्र, ठाणे. पिन कोड -400601 पॅन नं. -A8GP11/180
(8) दस्तऐवज करून देणं-या पध्दकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव - सौरव उमेश भुजबळराव वय-26 पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. सदनिका न सी- 21 दुसऱ्या मजला, श्रीरंग को ऑप होसिंग सोसायटी लि वर्धमान बस स्टॉप ता व जिल्हा ठाणे महाराष्ट्र, ठाणे. पिन कोड -400601 पॅन नं. -CDJP89008H
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/11/2022
(11) अनुक्रमांक, खंठ व पृष्ठ	24406/2022
(12) बाजारभावामार्फे मुद्रांक शुल्क	525000
(13) बाजारभावामार्फे नोंदणी शुल्क	30000
(14) शेर	
मुद्रांकनसाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th 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 knowledgeably 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 **₹ 74,16,750.00 (Rupees Seventy Four Lakhs Sixteen Thousands Seven Hundred And Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I)
Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org,
c=IN
Date: 2025.02.13 18:02:30 +05'30'

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

