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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. Suresh Devchand Chhabhaiya**

Residential Flat No. 802, 8<sup>th</sup> Floor, Building No A - 1, "**Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.**",  
Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN  
Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°13'44.2"N 72°58'55.0"E

### Intended User:

**Cosmos Bank**  
**Ghodbandar Road**

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

**Thane** : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### Regd. Office

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📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 802, 8<sup>th</sup> Floor, Building No A - 1, "**Neelkanth Valley Co-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Suresh Devchand Chhabhaiya** .

Boundaries of the property

North	: Riviera CHSL
South	: Dhokali Road / kolshet Road
East	: Prathamesh Hills Building
West	: Laksh Apartment / Dhokali Road

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 **₹ 1,09,33,768.00 (Rupees One Crore Nine Lakh Thirty Three Thousands Seven Hundred And Sixty Eight Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Residential Flat No. 802, 8<sup>th</sup> Floor, Building No A - 1, "Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Dhokali, 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 15.02.2025 for Housing Loan Purpose.
1	Date of inspection	14.02.2025
3	Name of the owner / owners	<b>Mr. Suresh Devchand Chhabhaiya</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. 802, 8 <sup>th</sup> Floor, Building No A - 1, "Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India. <b>Contact Person :</b> Mr. Suresh Devchand Chhabhaiya (Owner) Contact No. 9920298202
6	Location, Street, ward no	Kolshet Road Village - Dhokali, District - Thane
7	Survey / Plot No. of land	Village - Dhokali New Survey No - 9/1/2, 9/ 5/1 & 9/6(P)
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. = 694.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 674.00</b> <b>(Area As Per Agreement for sale)</b>  <b>Built Up Area in Sq. Ft. = 808.80</b> <b>(Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Dhokali, 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?	Owner Occupied - Mr. Suresh Devchand Chhabhaiya
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Suresh Devchand Chhabhaiya
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	23,900.00 (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		<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 – 2009 (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 15.02.2025 for Residential Flat No. 802, 8<sup>th</sup> Floor, Building No A - 1, "**Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Suresh Devchand Chhabhaiya**.

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

1)	Copy of Agreement for sale No.4030/2025 Dated 07.02.2025 between Mr. Jagdishkumar Govind Patel Alias Mr. Jagdish Govind Patel(The Transferor) And Mr. Suresh Devchand Chhabhaiya(The transferee).
2)	Copy of Amended Commencement Certificate V.P. No..2002 / 82 / TMC / TDD / 768 Dated 02.06.2004 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate V.P. No..2002 / 82 / TMC / TDD / 154 Dated 09.06.2009 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Dhokali, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 5 Km from Thane Railway Station.

### Building

The building under reference is having Still + 12 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. 8th Floor is having 6 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 8<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

### Valuation as on 15th February 2025

The Carpet Area of the Residential Flat	:	674.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	16 Years
Cost of Construction	:	808.80 Sq. Ft. X ₹ 2,700.00 = ₹ 21,83,760.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$	:	24.00%
Amount of depreciation	:	₹ 5,24,232.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,05,630/- per Sq. M. i.e. ₹ 9,813/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 94,233/- per Sq. M. i.e. ₹ 8,755/- per Sq. Ft.
Value of property	:	674.00 Sq. Ft. X ₹ 17,000 = ₹1,14,58,000
Total Value of property as on 15th February 2025	:	₹1,14,58,000.00

(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)

<b>Fair value of the property as on 15th February 2025</b>	:	<b>₹ 1,14,58,000.00 - ₹ 5,24,232.00 = ₹ 1,09,33,768.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,09,33,768.00</b>
<b>The realizable value of the property</b>	:	<b>₹98,40,391.00</b>
<b>Distress value of the property</b>	:	<b>₹87,47,014.00</b>
<b>Insurable value of the property (808.80 X 2,700.00)</b>	:	<b>₹21,83,760.00</b>
<b>Guideline value of the property (808.80 X 8755.00)</b>	:	<b>₹70,81,044.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 802, 8<sup>th</sup> Floor, Building No A - 1, "**Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 1,09,33,768.00 (Rupees One Crore Nine Lakh Thirty Three Thousands Seven Hundred And Sixty Eight Only)** as on 15th 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 **15th February 2025** is **₹ 1,09,33,768.00 (Rupees One Crore Nine Lakh Thirty Three Thousands Seven Hundred And Sixty Eight 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:

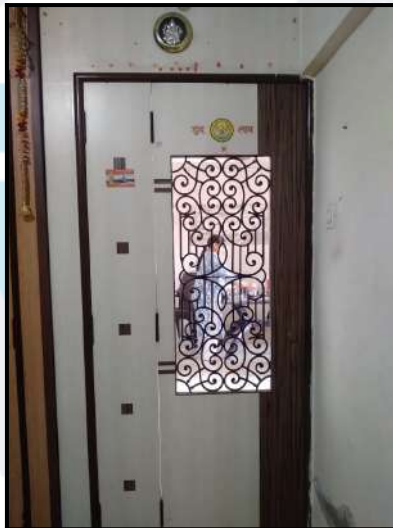
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 12 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 8 <sup>th</sup> Floor				
3	Year of construction	: 2009 (As per occupancy certificate)				
4	Estimated future life	: 44 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 Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	2 Lifts
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

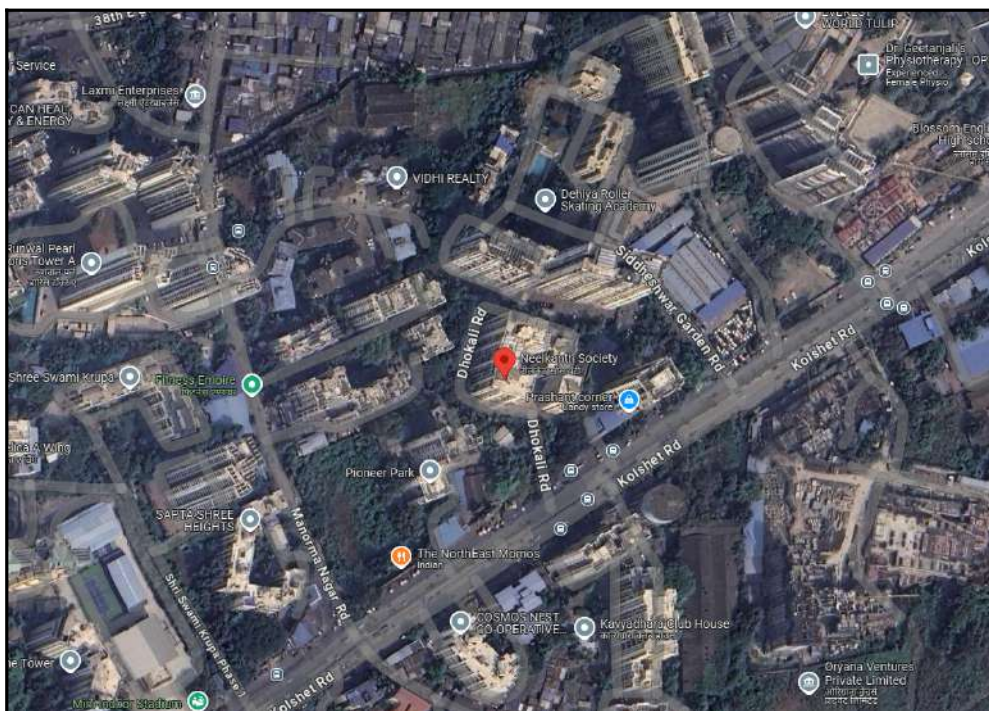
## Actual Site Photographs



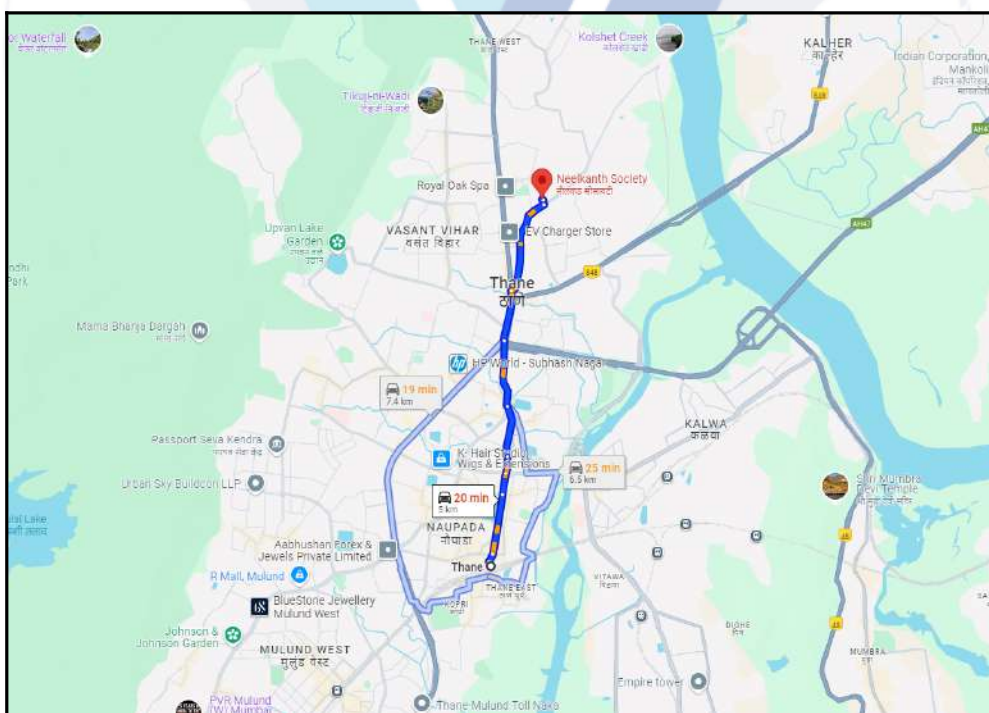
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°13'44.2"N 72°58'55.0"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 5 Km).

## 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

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8/33-3ब-2) कोलशेत रस्त्याच्या दोन्ही बाजू लगतचे सर्वे नंबर मौजे ढोकाळी (गट नंबर )	34400	100600	111600	126000	111600	चौ. मीटर	गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	100600			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	5030			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,05,630.00</b>	<b>Sq. Mtr.</b>	<b>9,813.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	34400			
The difference between land rate and building rate(A-B=C)	71,230.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>94,233.00</b>	<b>Sq. Mtr.</b>	<b>8,755.00</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



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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	600.00	720.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,667.00	₹13,889.00	-



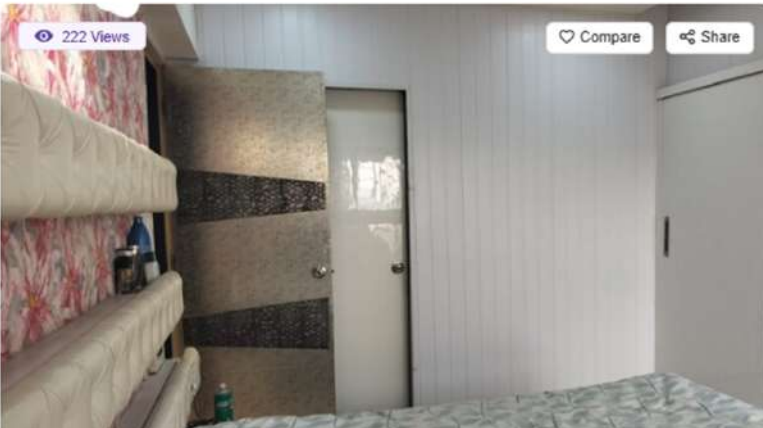


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Home > Property in Thane > Flats in Thane > Flats in Dhokali > 2 BHK Flats in Dhokali > 2 Bedroom 600 Sq.Ft. Apartment in Dhokali Thane



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### Neelsidhi Neelkanth Valley

## 2 Bedroom 600 Sq.Ft. Apartment in Dhokali Thane

Listing ID #6705528

# ₹ 1 Cr.

- 2 Bedrooms + Extra Room
- Semi-Furnished
- 2 Bathroom
- 600 Sq.Ft. (Carpet Area)
- Garden View
- 6th Floor out of 12 Floors

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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC201789

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	935.00	1,122.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,754.00	₹14,795.00	-



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**3 BHK Flat In Neelkanth Valley Thane For Sale In...**  
kolshet road dhokali naka

₹ 1.66 Crores  
Negotiable

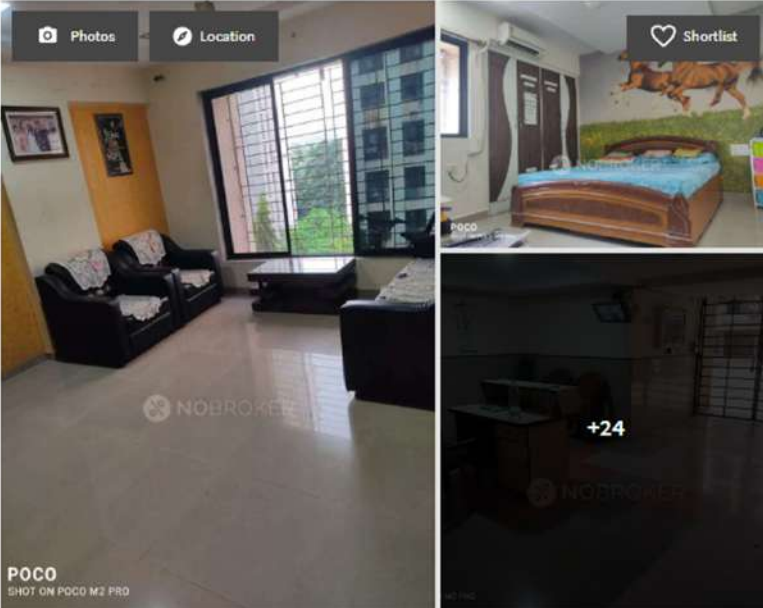
₹ 95,142/Month  
Estimated EMI


1,310  
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 3bhk Flat for Sale in Thane west / Property Details

Photos
Location





<b>3 Bedroom</b> No. of Bedroom	<b>Jan 30, 2025</b> Posted On
<b>3 Bathroom</b> No. of Bathroom	<b>Mar 1, 2025</b> Possession
<b>NA</b> Balcony	<b>Neelkanth Valley Th...</b> Apartment
<b>Car</b> Parking	<b>Full</b> Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: Bank Of Baroda Thane Station (E) Jupiter Hospital Thane MovieMax - Wonder Mall Hiranandani Joggers Park

### Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.4 Per Sq.Ft/M	Flooring Marble/Granite
Builtup Area 1,310 Sq.Ft	Carpet Area 935 Sq.Ft
Furnishing Status Fully Furnished	Facing Don't Know

### Activity On This Property

60 Unique Views

1 Shortlists

1 Contacted

Powered By: NBEstimate

### Similar Properties

There are no Similar Properties



## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,123.00	1,347.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,029.00	₹13,357.00	-

**99acres** Buy | Enter Locality / Project / Society / Landmark Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Dhokali Naka > 3 BHK Flats for sale in Dhokali naka Posted on Dec 20, 2024 | Ready to move

**₹1.8 Cr** @ 12,162 per sq.ft. **3BHK 3Baths** [Contact Dealer FREE](#)  
 Estimated EMI ₹1,43,767 [Shortlist](#)

Flat/Apartment for Sale  
In The Icon by Risland, Dhokali Naka, Thane West

**RERA STATUS** REGISTERED | Registration No: P51700018370 | Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

**Videos (1)** **Property (9)** **Society (27)**

**Area**  
Super Built up area 1480 sq.ft. (137.5 sq.m.)  
Built Up area: 1320 sq.ft. (122.63 sq.m.)  
Carpet area: 1123 sq.ft. (104.33 sq.m.)

**Configuration**  
3 Bedrooms, 3 Bathrooms, 3+ Balconies with Pooja Room, Study Room

**Price**  
₹ 1.8 Crore  
@ 12,162 per sq.ft. (Negotiable) [View Price Details](#)

**Address**  
The Icon by Risland  
Dhokali Naka, Thane West

**Floor Number**  
5<sup>th</sup> of 30 Floors

**Facing**  
East

**Overlooking**  
Pool, Park/Garden, Club, Main Road

**Property Age**  
0 to 1 Year Old

**Places nearby** 502, Dhokali Naka, Thane West [View All \(13\)](#)

[Kalva Railway Station](#) [Kapurbawdi Metro Station](#) [R Mall Thane](#) [National Highway 48](#) [University of Mumbai Thane](#)

**Why you should consider this property?**

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	635.00	762.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,220.00	₹13,517.00	-

2/14/25, 4:14 PM		igr_7026	
702673	<b>सूची क्र.2</b>		दुय्यम निबंधक : दु.नि. ठाणे 1
04-10-2024			दस्त क्रमांक : 7026/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : चितळसर मानपाडा</b>			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	10300000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9575463.6		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका क्र. 204.2 रा मजला,बिल्डिंग नं. 10,हायलँड पार्क बिल्डिंग नं. 10 को. ऑ. हौ. सो. लि.,मौजे चितळसर मानपाडा,परचेस रोड,ढोकाळी नाका,ठाणे(प.),सदनिकेचे क्षेत्रफळ 635 चौ. फू. कारपेट सोबत एक स्टील्ट कार पार्किंग स्पेस नं.31(क्षेत्रफळ 9.75 चौ. मी.)( ( Survey Number : Gut No.30 ; ) )		
(5) क्षेत्रफळ	635 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रतिश के शेटी - वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्र. 204, 2 रा मजला, हायलँड पार्क को. ऑ. हौ. सो. लि., , रोड नं: कोलशेत रोड,ढोकाळी नाका, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BFOPS7862E		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रेणू विद्यादत्त जादली वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्र. 202, श्री साई धाम, , रोड नं: आकाशगंगा रोड, शिवाजी नगर, राबोडि नं. 2, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AGFPJ2201H 2): नाव:-मीना विद्यादत्त जादली - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्र. 202, श्री साई धाम, , रोड नं: आकाशगंगा रोड, शिवाजी नगर, राबोडि नं. 2, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALDPJ5792J		
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/09/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7026/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	618000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	447.00	536.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,002.00	₹14,169.00	-

2/14/25, 4:19 PM 517373 12-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुयम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 5173/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : ढोकाळी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6242305.692	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 903 एकुण क्षेत्रफळ 447 चौ.फुट कारपेट 9वा मजला बिल्डिंग नं. 1(के-24)हायलँड पार्क बिल्डिंग नं. 01 को.ऑ.हो.सोसा.लि. विष्णु नगर,ईएमआय कंपाऊंड,कोलशेत रोड,ढोकाळी नाका,ठाणे(प)मौजे ढोकाळी विभाग व उपविभाग 8/33/5( ( Survey Number : 79/1, 2A, 2B, 3, S.No. 80/1(p), 2A, 2B, 3, 4, 5, 8, 9, S.No. 82/2, 3, 4, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 6E, S.No. 86/1, 2, 3, 4A, 4B +5/1, 5/2 to 5/15, S.No. 81/1, S.No. 84, 85, 87/2, 88/5/2, 88/5/3, S.No. 66/5 ; ) )	
(5) क्षेत्रफळ	447 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दर्शन उल्हास मांडलेकर वय:-49 पत्ता:-प्लॉट नं: ९०३ , माळा नं: ९ वा मजला , इमारतीचे नाव: हायलँड पार्क बिल्डिंग नं. ०१ को.ऑ.हो.सोसा.लि. , ब्लॉक नं: ढोकाळी नाका, ठाणे पश्चिम , रोड नं: ईएमआय कंपाऊंड, कोलशेत रोड, , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:- AJIPM3831A 2): नाव:-सोनल दर्शन मांडलेकर वय:-46 पत्ता:-प्लॉट नं: ९०३ , माळा नं: ९ वा मजला, इमारतीचे नाव: हायलँड पार्क बिल्डिंग नं. ०१ को.ऑ.हो.सोसा.लि. , ब्लॉक नं: ढोकाळी नाका, ठाणे पश्चिम, रोड नं: ईएमआय कंपाऊंड, कोलशेत रोड, , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:- AUYPM9104H	
(8) दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गायत्री जितेंद्र कौलगी वय:-53; पत्ता:-प्लॉट नं: इ-११७-३ , माळा नं: , इमारतीचे नाव: श्रीरंग सोसायटी, ब्लॉक नं: ठाणे पश्चिम , रोड नं: कॅस्टल मिल समोर,, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ANIPK2426R 2): नाव:-आशा माधवराव नरगुंद वय:-76; पत्ता:-प्लॉट नं: जी-१ , माळा नं: , इमारतीचे नाव: मंगलदीप रेसिडेन्सी, ब्लॉक नं: हेरवाडकर स्कूल समोर, टिळकवाडी हुक्केरी, बेळगाव, कर्नाटक , रोड नं: रेल्वे गेट नं २, व्याक्सीन डेपो रोड, , कर्नाटक, बेळगाव. पिन कोड:-590006 पॅन नं:- AGVPM2841F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/07/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	12/07/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	5173/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	532000	
(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 **15th 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 **₹ 1,09,33,768.00 (Rupees One Crore Nine Lakh Thirty Three Thousands Seven Hundred And Sixty Eight 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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