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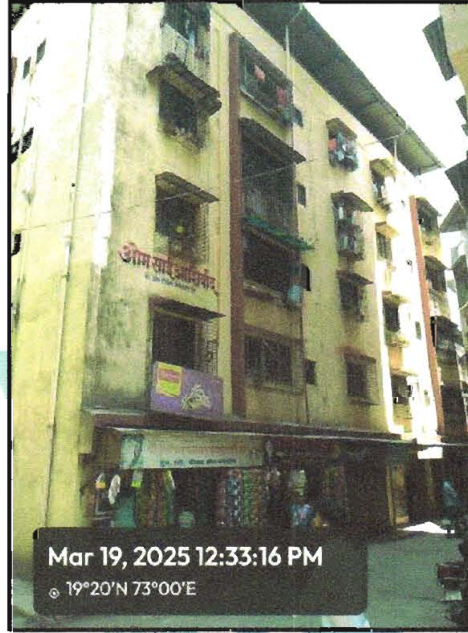
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Sheetal Omesh Melgiri**

Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd. ", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'14.0"N 73°0'8.9"E

### Intended User:

**Cosmos Bank**

**Colaba Branch**

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005



### Our Pan India Presence at :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

### Regd. Office

B1-001, 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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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Mumbai/03/2025/014368/2311165

21/5-362-PRBSNR

Date: 21.03.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd. ", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mrs. Sheetal Omesh Melgiri**.

Boundaries of the property

North : Gulmohor CHSL  
South : Jay Vighnaharta Apartment  
East : Kartik CHSL  
West : Internal 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 **₹ 23,65,875.00 (Rupees Twenty Three Lakhs Sixty Five Thousands Eight Hundred And Seventy 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.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants  
(I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.co.in, c=IN  
Date: 2025.03.21 11:37:30 +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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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "**Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd.**", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, 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 21.03.2025 for Housing Loan Purpose.
1	Date of inspection	19.03.2025
3	Name of the owner / owners	<b>Mrs. Sheetal Omesh Melgiri</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. 303, 3 <sup>rd</sup> Floor, Wing - A, " <b>Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd.</b> ", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India. <b>Contact Person :</b> Mrs. Sheetal Omesh Melgiri (Owner) Contact No. 7710880128
6	Location, Street, ward no	Opp. Sai Shrushti, Pakhadi Village - Kharegaon, Kalwa District - Thane
7	Survey / Plot No. of land	Village - Kharegaon New Survey No - 82/4
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 295.37</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 375.00</b> <b>(Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Kharegaon, Kalwa Taluka - Thane, District - Thane, Pin - PIN - 400 605
14	If freehold or leasehold land	Free Hold.



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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 - Mrs. Sheetal Omesh Melgiri
	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 - Mrs. Sheetal Omesh Melgiri
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,600.00 (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 – 1998 (As per site information)
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, Colaba Branch Branch to assess Fair Market Value as on 21.03.2025 for Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd. ", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mrs. Sheetal Omesh Melgiri**.

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

1)	Copy of Agreement for sale No.8003 / 2025 Dated 18.03.2025 between Smt. Shakila Jayaram Shetty, Mr. Dhiraj Jayaram Shetty & Ms. Deeksha Jayaram Shetty(The Transferor) And Mrs. Sheetal Omesh Melgiri(The Transferee).
2)	Copy of Occupancy Certificate No.1997 / 192 / TMC / TDD / 1903 Dated 15.06.2000 issued by Thane Municipal Corporation.
3)	Copy of Commencement Certificate No.1997 / 192 / TMC / TDD / 889 Dated 18.09.1999 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 2.00 Km. from Kalva 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 Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

### Valuation as on 21st March 2025

The Built Up Area of the Residential Flat	:	375.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1998 (As per site information)
Expected total life of building	:	60 Years



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Age of the building as on 2024	: 27 Years
Cost of Construction	: 375.00 Sq. Ft. X ₹ 2,200.00 = ₹ 8,25,000.00
Depreciation $\{(100 - 10) \times (27 / 60)\}$	: 40.50%
Amount of depreciation	: ₹ 3,34,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 52,105/- per Sq. M. i.e. ₹ 4,841/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 41,790/- per Sq. M. i.e. ₹ 3,882/- per Sq. Ft.
Value of property	: 375.00 Sq. Ft. X ₹ 7,200 = ₹27,00,000
Total Value of property as on 21st March 2025	: ₹27,00,000.00

(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)

<b>Fair value of the property as on 21st March 2025</b>	<b>: ₹ 27,00,000.00 - ₹ 3,34,125.00 = ₹ 23,65,875.00</b>
<b>Total Value of the property</b>	<b>: ₹ 23,65,875.00</b>
<b>The realizable value of the property</b>	<b>: ₹21,29,288.00</b>
<b>Distress value of the property</b>	<b>: ₹18,92,700.00</b>
<b>Insurable value of the property (375.00 X 2,200.00)</b>	<b>: ₹8,25,000.00</b>
<b>Guideline value of the property (375.00 X 3882.00)</b>	<b>: ₹14,55,750.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Om Sai Ashirwad Co-Op. Hsg. Soc. Ltd. ", Opp. Sai Shrushti, Pakhadi, Village - Kharegaon, Kalwa, Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 23,65,875.00 (Rupees Twenty Three Lakhs Sixty Five Thousands Eight Hundred And Seventy Five Only)** as on 21st March 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 **21st March 2025** is **₹ 23,65,875.00 (Rupees Twenty Three Lakhs Sixty Five Thousands Eight Hundred And Seventy 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 + 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 3 <sup>rd</sup> Floor				
3	Year of construction	: 1998 (As per site information)				
4	Estimated future life	: 33 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 Masonry.				
8	Partitions	: 6" Thk. Brick Masonry.				
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.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



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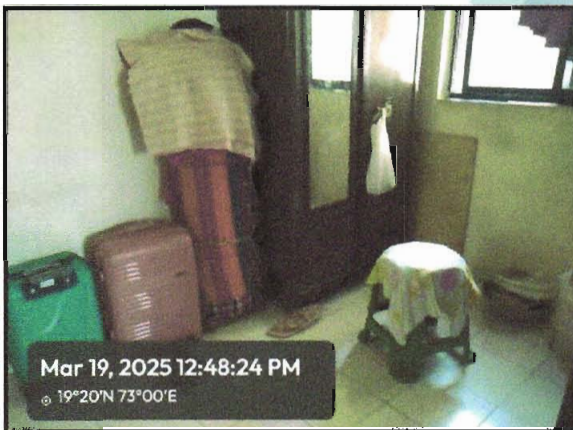
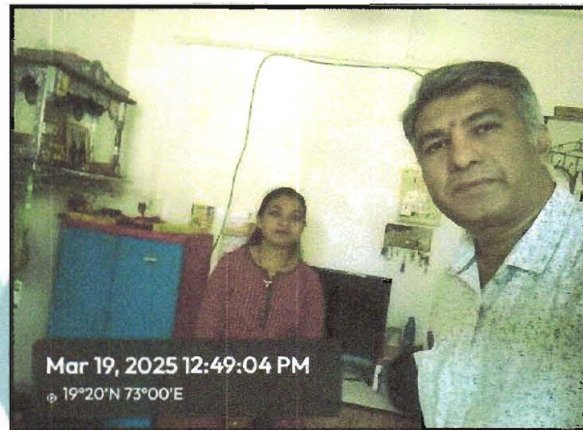
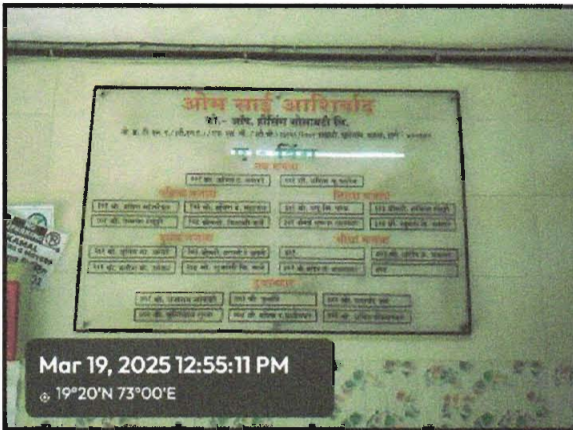
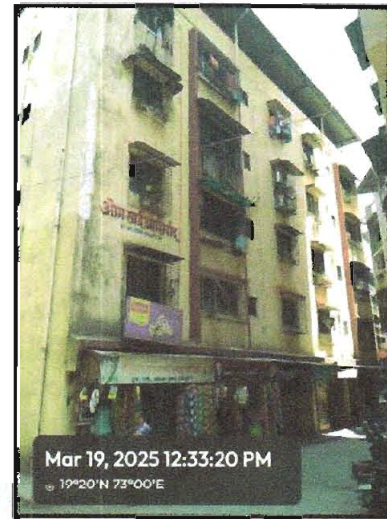
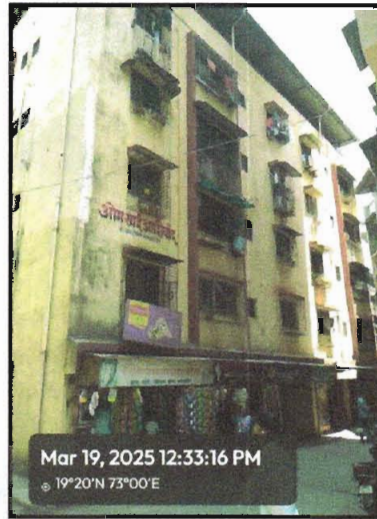
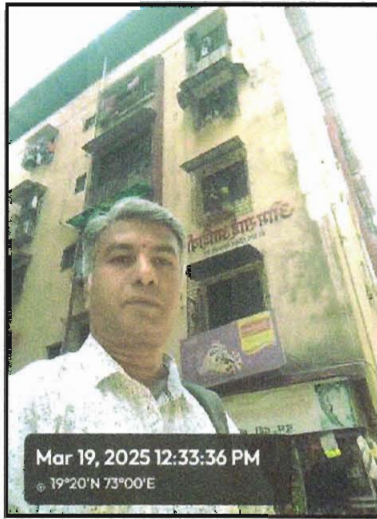




**Technical details****Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
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



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## Actual Site Photographs



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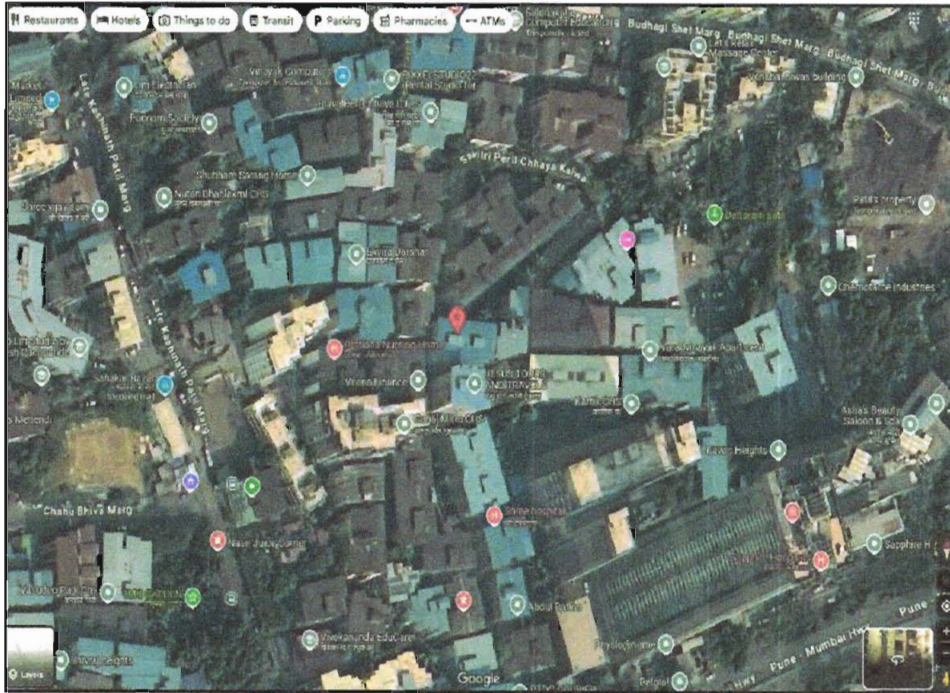
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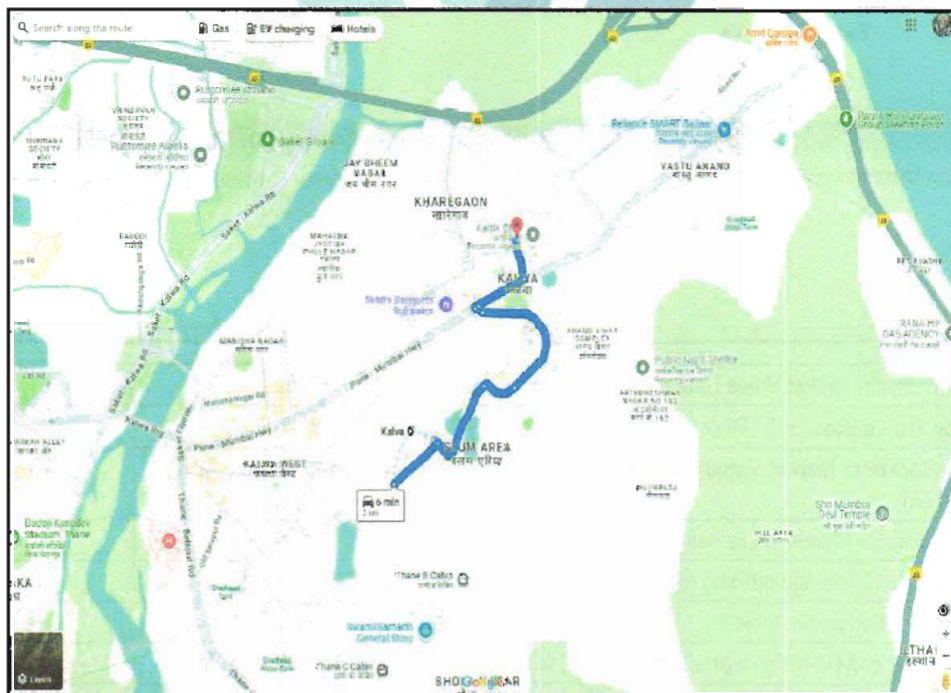




## Route Map of the property



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



**Longitude Latitude: 19°12'14.0"N 73°0'8.9"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kalva - 2.00 Km. ).



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## 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 2024-2025 Language English

Selected District Thane

Select Taluka Thane

Select Village Gavache Nav : Kharigav(Thane Mahanagarpa

Search By  Survey No.  SubZones

Enter Survey No 82 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
15/61-10(ब) उर्वरीत मिळकती गावठाण	13900	61300	61900	76600	61900	चौ मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61300			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	9195			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>52,105.00</b>	<b>Sq. Mtr.</b>	<b>4,841.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	13900			
The difference between land rate and building rate(A-B=C)	38,205.00			
Percentage after Depreciation as per table(D)	27%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>41,790.00</b>	<b>Sq. Mtr.</b>	<b>3,882.00</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



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## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	271.67	326.00	391.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹12,883.00	₹10,736.00	₹8,947.00

**NOBROKER** | Buy Rent | Post Your Property | Binu Surendran

**1 BHK Flat in Gurukrupa Apartment ...** | Loan Verified | ₹ 35 Lacs | ₹ 20,060/Month | 326 Sq Ft | Need Home Loan

Chhatrapatti Sambhaji Chawk

Home / Flats for Sale in Mumbai / Flats for Sale in Kalyan / 1bhk Flat for Sale in Kalyan / Property Details

**1 Bedroom** | Nov 21, 2024

**1 Bathroom** | Immediately

**NA** | Gurukrupa Apartm

**Bike** | Full

**Overview**

- Age of Building: 5-10 Years
- Ownership Type: Self Owned
- Maintenance Charges: ₹ 8 Per Sq Ft/M
- Flooring: Marble/Granite
- Builtup Area: 326 Sq.Ft
- Furnishing Status: Semi **Furnish Now!**
- Facing: Don't Know
- Floor: 3/4
- Parking: Bike
- Gated Security: No

**Activity On This Property**

🔍 250 Unique Views | ❤️ 3 Shortlists | 🗨️ 4 Contacted

**Similar Properties**

There are no Similar Properties.



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## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	437.50	525.00	630.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹10,286.00	₹8,571.00	₹7,143.00

**NOBROKER**

1 BHK Flat In Shankardham Chs, Kalwa... Loan Verified ₹ 45 Lacs ₹ 25,791/Month 525 Sq.Ft. Need Home Loan?

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1bhk Flat for Sale in Kalwa / Property Details

**1 Bedroom** (Feb 12, 2025)  
**1 Bathroom** (Immediately)  
**NA** (Shankardham Chs.)  
**Bike** (None)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	525 Sq.Ft	Carpet Area	475 Sq.Ft.
Furnishing Status	Unfurnished <span>Purnishna</span>	Facing	West
Floor	3/4	Parking	Bike

**Activity On This Property**

18 Unique Views | 0 Shortlists | 0 Contacted

**Similar Properties**

1 BHK Flat In Balji C...



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## Sale Instances

Property	Residential flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	475.00	570.00	684.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹8,173.00	₹6,811.00	₹5,675.00

376974

06-02-2025

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 : 3769/2025

नोदणी :

Regn.63m

गावाचे नाव : पारसिक

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	2818004
(4) भू.मापन पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं. 302 तिसरा मजला,ए विंग,श्री सिध्दीविनायक अपार्टमेंट,श्री सिध्दीविनायक विंग ए बी सी को-ऑप.हौ.सो.लि.,घोलाई नगर,पारसिक,खारेगांव,कळवा,ठाणे,सदनिकेचे क्षेत्रफळ 570 चौ.फुट बांधीव( ( GAT NUMBER : Gut No. 168 : ) )
(5) क्षेत्रफळ	570 चौ.फुट
(6)आकारणी किंवा जुनी 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.-प्रताप महादेव चव्हाण वय-70 पत्ता.-प्लॉट नं. रुम नं. 47, माळा नं. तिसरा मजला , इमारतीचे नाव- न्यू विल्डींग, ब्लॉक नं. भायकला फायर ब्रीज, बापुराव जगताप मार्ग, रोड नं. भायकला, मुंबई . महाराष्ट्र. मुम्बई पिन कोड -400008 पॅन नं.-AAMP08133G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-अजयकुमार अशोककुमार पाठक वय-38, पत्ता.-प्लॉट नं. . माळा नं. , इमारतीचे नाव. जय भारत चाक, ब्लॉक नं. , रोड नं. अपोलो जिम जवळ पौठपाठा, ठाणे, महाराष्ट्र, ठाणे पिन कोड -400605 पॅन नं.- 80ZPP5579M
(9) दस्तऐवज करून दिल्याचा दिनांक	05/02/2025
(10)दस्त नोदणी केल्याचा दिनांक	05/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3769/2025
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	252000
(13)बाजारभावाप्रमाणे नोदणी मूल्य	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	375.00	450.00	540.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹9,867.00	₹8,222.00	₹6,852.00

335374 06-02-2025 Note: -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 3353/2025 नोटाणी : Regn 63m
<b>गावाचे नाव : कळवा</b>		
(1) विलेखाचा प्रकार	सेल डीज	
(2) नोंददल	3700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी ट्रेतो को पट्टेदार ते नमूद करावे)	3211776	
(4) भू-मापन, पोटहिल्सा व घटकमांक(असल्यास)	1) घालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन -सदनिका नं. सदनिका क्र. 404, माळा नं. 4 था मजला, विल्डींग नं. बी, इमारतीचे नाव: श्रीकुंज को.ऑप.हौ.सो.लि. रोड नं. खारेगाव, पाखाडी, कळवा, ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 450 चौ.फुट विल्ट.अप. करारनामा दस्त क्र. टनम2-2348-2025, दिनांक 23.01.2025 चे सेल डिज ( ( Survey Number : Survey No. 73, Hissa No. 5 ; ) )	
(5) क्षेत्रफळ	450 चौ.फूट	
(6) अकारणी किंवा जुली टेंप्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -श्रीनिवास विष्णू ठकेकर वय -60 पत्ता -प्लॉट नं. सदनिका क्र. 404, माळा नं. 4 था मजला विल्डींग नं. बी, इमारतीचे नाव: श्रीकुंज को.ऑप.हौ.सो.लि., ब्लॉक नं. , रोड नं. खारेगाव, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड -400605 पॅन नं.-ABBFT7360C 2) नाव -शुभांगी श्रीनिवास ठकेकर वय -56 पत्ता -प्लॉट नं. सदनिका क्र. 404, माळा नं. 4 था मजला, विल्डींग नं. बी, इमारतीचे नाव: श्रीकुंज को.ऑप.हौ.सो.लि., ब्लॉक नं. , रोड नं. खारेगाव, पाखाडी, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड -400605 पॅन नं.-ADVMP8684L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -ओमकार तुळशीराम साबळे वय -27, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. टारुध बाळ, लोकमान्य नगर जाळा नं. 4, राजा शिवाजी विठ्ठलराव, ठाणे, महाराष्ट्र, ठाणे. पिन कोड -400606 पॅन नं.-KSHPS0650Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2025	
(10) दस्त नोटाणी केल्याचा दिनांक	31/01/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	3353/2025	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावप्रमाणे नोटाणी शुल्क	100	
(14) रोरा		
मुल्यांकनासाठी विचारात घेतलेला तथ्यस्रोत :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तथ्यस्रोत दस्तप्रकारानुसार आवश्यक नाही	
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 **21st March 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.



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## 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 **₹ 23,65,875.00 (Rupees Twenty Three Lakhs Sixty Five Thousands Eight Hundred And Seventy Five 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.co.in, c=IN  
Date: 2025.03.21 11:27:39 +0530'



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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