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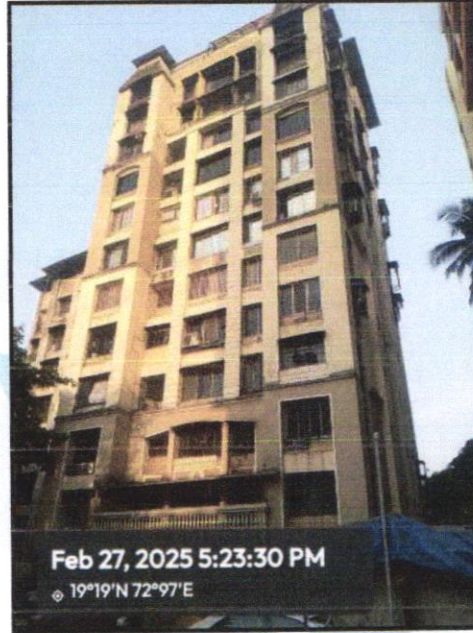
MSME Reg No: UDYAM-MH-18-0083617

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 : **Mr. Harshal Manilal Gada**

Residential Flat No. 701, 7<sup>th</sup> Floor, "**Matruchhaya**", Matruchhaya-Pitruchhaya Co.-Op. Hsg. Soc. Ltd., Old Mandivkar Wadi, Baji Prabhu Deshpande Marg, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India.

Latitude Longitude : 19°11'15.8"N 72°58'12.6"E

### Intended User:

**Cosmos Bank**

**IMCS Thane Branch**

IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab company Wagle estate Thane



**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

#### Our Pan India Presence at :

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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivall 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. 701, 7<sup>th</sup> Floor, "**Matruchhaya**", Matruchhaya-Pitruhhaya Co.-Op. Hsg. Soc. Ltd., Old Mandivkar Wadi, Baji Prabhu Deshpande Marg, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Mr. Harshal Manilal Gada**.

### Boundaries of the property

North	: Pitruhhaya CHSL
South	: Awantika CHSL
East	: Open Space
West	: Internal Road / Gokhale Mangal Hall

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 **₹ 91,64,724.00 (Rupees Ninety One Lakhs Sixty Four Thousands Seven Hundred And Twenty Four 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: 2025.02.28 12:21:35 +05'30'

*Manoj*  
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





12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 493.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 448.00 (Area As Per Gift Deed)</b>  <b>Built Up Area in Sq. Ft. = 537.60 (Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Naupada, Taluka - Thane, District - Thane, Pin - PIN Code - 400 602
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<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. Harshal Manilal Gada
	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





40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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, IMCS Thane Branch Branch to assess Fair Market Value as on 28.02.2025 for Residential Flat No. 701, 7<sup>th</sup> Floor, "**Matruchhaya**", Matruchhaya-Pitruchhaya Co.-Op. Hsg. Soc. Ltd., Old Mandivkar Wadi, Baji Prabhu Deshpande Marg, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Mr. Harshal Manilal Gada**.

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

1)	Copy of Gift Deed Dated 01.02.2022 between Smt. Prabhaven Manilal Gada(The Donor) And Mr. Harshal Manilal Gada(The donee).
2)	Copy of Occupancy Certificate V.P. No..2001 / 63 / TMC / TDD / 888 Dated 30.03.2007 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Naupada, Taluka - Thane, District - Thane, PIN Code - 400 602. The property falls in Residential Zone. It is at a traveling distance 850M from Thane Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 11 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. 7th Floor is having 3 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 7<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Study Room + WC + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 28th February 2025**

The Carpet Area of the Residential Flat	:	448.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2007 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	18 Years
Cost of Construction	:	537.60 Sq. Ft. X ₹ 2,600.00 = ₹ 13,97,760.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$	:	27.00%
Amount of depreciation	:	₹ 3,77,676.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,64,430/- per Sq. M. i.e. ₹ 15,276/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,44,715/- per Sq. M. i.e. ₹ 13,444/- per Sq. Ft.
Value of property	:	448.00 Sq. Ft. X ₹ 21,300 = ₹95,42,400
Total Value of property as on 28th February 2025	:	₹95,42,400.00

(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 28th February 2025	:	₹ 95,42,400.00 - ₹ 3,77,676.00 = ₹ 91,64,724.00
Total Value of the property	:	₹ 91,64,724.00
The realizable value of the property	:	₹82,48,252.00
Distress value of the property	:	₹73,31,779.00
Insurable value of the property (537.60 X 2,600.00)	:	₹13,97,760.00
Guideline value of the property (537.60 X 13444.00)	:	₹72,27,494.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7<sup>th</sup> Floor, "Matruchhaya", Matruchhaya-Pitruchhaya Co.-Op. Hsg. Soc. Ltd., Old Mandivkar Wadi, Baji Prabhu Deshpande Marg, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India for this particular purpose at **₹ 91,64,724.00 (Rupees Ninety One Lakhs Sixty Four Thousands Seven Hundred And Twenty Four Only)** as on 28th 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 **28th February 2025** is **₹ 91,64,724.00 (Rupees Ninety One Lakhs Sixty Four Thousands Seven Hundred And Twenty Four Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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**

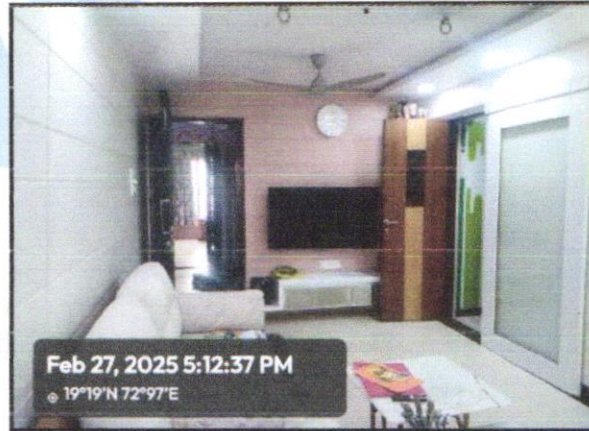
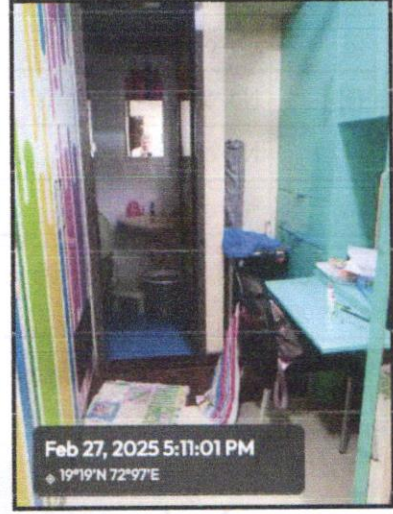
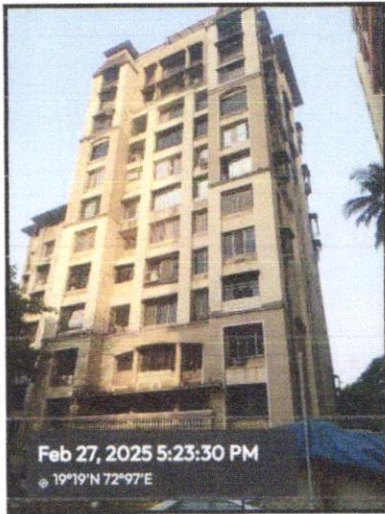
Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 11 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor				
3	Year of construction	: 2007 (As per occupancy certificate)				
4	Estimated future life	: 42 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 door with safety door, 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. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

**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	:	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

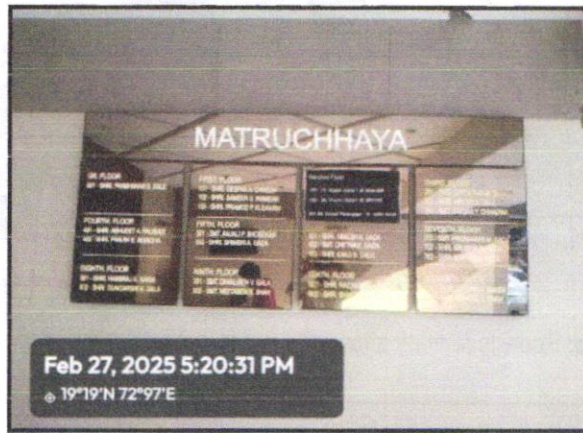
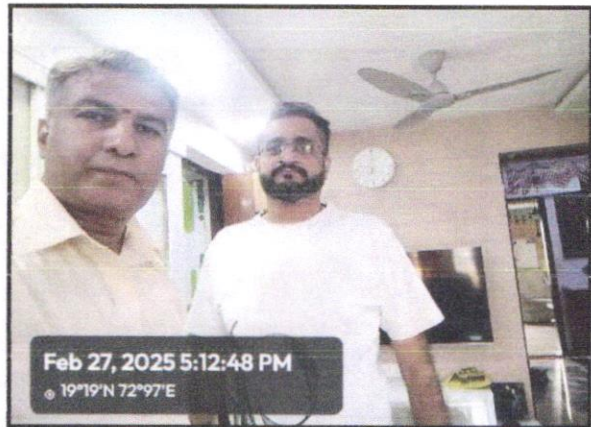


### Actual Site Photographs





## Actual Site Photographs

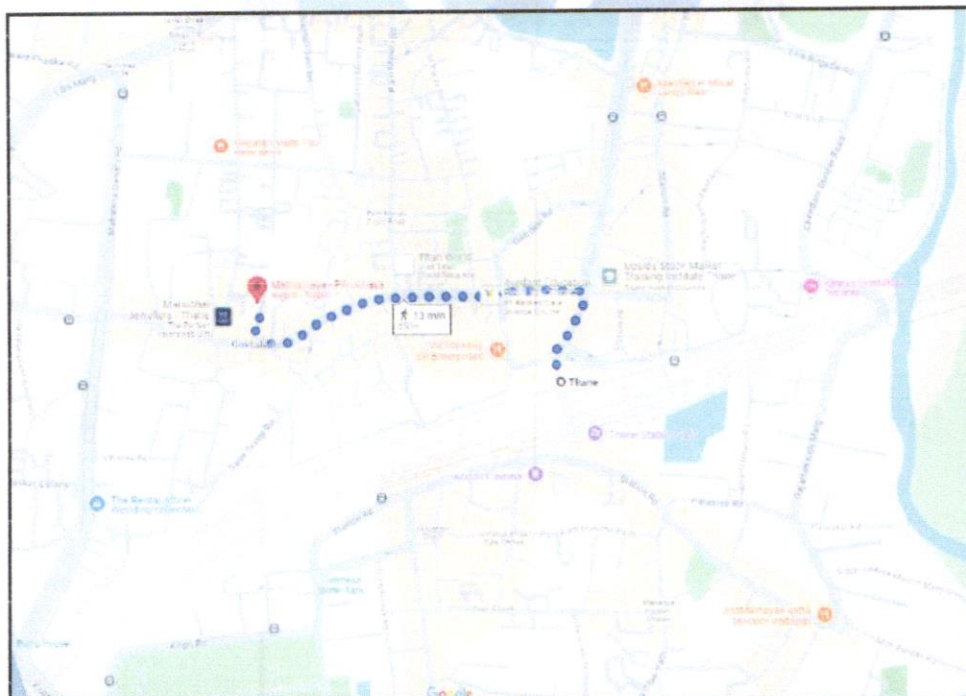




## Route Map of the property



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



**Longitude Latitude: 19°11'15.8"N 72°58'12.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 850M).



## Ready Reckoner Rate

DIVISION / VILLAGE : NAUPADA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class 'P' Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	6B-1) Properties on both sides of Gokhale Road starting from Mumbai-Agra Express Highway Tika No. 22, C, T & AC.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/1/D	54900	156600	18300	261800	88300
Tika No. 22, C, T & S. No. 22/25, 22/26, 22/27, 22/28, 22/29, 22/30, 22/31, 22/32, 22/33, 22/34, 22/35, 22/36, 22/37, 22/38, 22/39, 22/40, 22/41, 22/42, 22/43, 22/44, 22/45, 22/46, 22/47, 22/48, 22/49, 22/50, 22/51, 22/52, 22/53, 22/54, 22/55, 22/56, 22/57, 22/58, 22/59, 22/60, 22/61, 22/62, 22/63, 22/64, 22/65, 22/66, 22/67, 22/68, 22/69, 22/70, 22/71, 22/72, 22/73, 22/74, 22/75, 22/76, 22/77, 22/78, 22/79, 22/80, 22/81, 22/82, 22/83, 22/84, 22/85, 22/86, 22/87, 22/88, 22/89, 22/90, 22/91, 22/92, 22/93, 22/94, 22/95, 22/96, 22/97, 22/98, 22/99, 22/100						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	156600			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	7830			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,64,430.00</b>	<b>Sq. Mtr.</b>	<b>15,276.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	54900			
The difference between land rate and building rate(A-B=C)	109,530.00			
Percentage after Depreciation as per table(D)	18%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,44,715.00</b>	<b>Sq. Mtr.</b>	<b>13,444.00</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



## Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	466.00	559.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,034.00	₹20,029.00	-

**Navkamal Pushpa Apartment**  
**1 Bedroom 466 Sq.Ft. Apartment in Naupada Thane**  
 Listing ID #8133736  
**₹ 1.12 Cr.**  
 1 Bedroom  
 Unfurnished  
 2 Bathroom  
 466 Sq Ft (Carpet Area)  
 Road View  
 5th Floor out of 7 Floors

Recent Registered Sale: 04/02/2014 ₹ 10.7 L for 507 Sq Ft.

Services offered:  
 - Get a CIBIL Linked Home Loan Estimate (50+ Banks, Max Loan Amount, Lowest ROI)  
 - Interiors Package (Made to Order, Lowest Prices, 10-Year Warranty)  
 - Professional Valuation Report in ₹999 (Market Value, Govt. Value, Rental Value)  
 - Advertise a Property (10Mn Property Seekers, Transaction Every 15 Minutes)

Key Highlights:  
 Prime Location, Near City Center, Reputed Builder, Gated Society, Newly Built

Discover your dream home in the heart of Thane with this stunning 1bedroom apartment situated in the newly built Navkamal Pushpa Apartment.

- Priced at 1.12 crore, this exquisite property offers a generous area of 466 square feet and is located in the prime locality of Naupada, just a stones throw from the bustling city center.
- The apartment is positioned on the 5th floor of a wellmaintained 7story building, providing a delightful road view.



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## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	450.00	540.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹23,333.00	₹19,444.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property Start

₹1.05 Cr EMI ₹4.7k | [Get pre-approved loan](#)

1 BHK 750 Sq.ft Flat For Sale in **Naupada, Thane**

1 Bed 1 Bath 1 Balcony 1 Covered Parking

Carpet Area: 450 sqft - ₹23,333/sqft

Floor: 5 (Out of 12 Floors)

Transaction Type: Resale

Status: Ready to Move

Additional Rooms: 1 Store Room

Facing: East

Lifts: 4

Furnished Status: Unfurnished

Car Parking: 1 Covered

Contact Agent Get Phone No.

Posted on: Feb 07, 2025 | Property ID: TB000633

**Contact Agent**

Swamik +91-92333-XXXX

Get Phone No.

**Top Agent in this Locality**

**Pramod Sawant**  
White Cold Realty

35 Properties Sold

[View Profile](#) View Properties

**More Details**

Price Breakup	₹1.05 Cr   ₹2. Per sq. Unit Monthly
Booking Amount	₹11.0 Lac
Address	1, Naupada, Thane, Maharashtra
Landmarks	Ram Maruti Road
Furnishing	Unfurnished
Flooring	Marble, Marbonite
Type of Ownership	Freehold

[View all details ▾](#)

**Description:** This For sale 1 BHK BHK flat is located Ram Maruti Road Thane West in Pratik Sanniwas which houses some of the most spacious Containing 1 bedroom 1's, b... [Read more](#)

Contact Agent

**Hotspots in Thane** magic homes

Thane Rest of Thane



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,595.00	1,914.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,144.00	₹16,787.00	-

§7773 30-01-2025 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 877/2025 नोंदणी : Regn 63m
<b>गावाचे नाव : नौपाडा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदला	30000000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावें	22508172	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन :सदनिका नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव, सिंधू स्मृती को-ऑप. हौसिंग सोसायटी ली., ब्लॉक नं: विष्णुनगर वीर बाजी प्रभु देशपांडे मार्ग,, रोड : नौपाडा,ठाणे, इतर माहिती: मौजे नौपाडा,ठाणे विभाग 3 12 ए -6ब -2 येथील सदनिका नं 501, एकूण क्षेत्रफळ 148.2 चौ.मीटर कार्पेट, पार्किंग 1 आणि 2 क्षेत्र 9 चौ. मीटर ग्राउंड लेव्हल येथील मॅकेनिकल पार्किंग(सी टी.एस. नं 51, टीका नं 22)( ( C.T.S. Number : 51, ) )	
(5) क्षेत्रफळ	148.2 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 .के.श.दिगंबर गलंडे वय .76 पत्ता .प्लॉट नं 601, माळा नं. . इमारतीचे नाव सिंधू स्मृती बंगला, ब्लॉक नं बाजी प्रभु देशपांडे रोड, बेंडेंकर हायस्कूल जवळ, नौपाडा, विष्णु नगर, ठाणे, रोड नं. . महाराष्ट्र, THANE. पिन कोड -400602 पॅन नं.-ACFPG3279A	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव .निर्मला अनिल जैन वय .52, पत्ता .प्लॉट नं 163, माळा नं. . इमारतीचे नाव दिवेकर बिल्डिंग, ब्लॉक नं स्टेशन रोड, ब्राह्मण सभा हॉलजवळ, ठाणे, रोड नं. . महाराष्ट्र, THANE. पिन कोड -400601 पॅन नं.-AAJPJ8287D 2) नाव .अनिल मेघराज जैन वय .56, पत्ता .प्लॉट नं 163, माळा नं. . इमारतीचे नाव दिवेकर बिल्डिंग, ब्लॉक नं स्टेशन रोड, ब्राह्मण सभा हॉलजवळ, ठाणे, रोड नं. . महाराष्ट्र, THANE. पिन कोड -400601 पॅन नं.-AAOPJ7312C	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	877/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2100000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) थोरा		
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	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	305.00	366.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,960.00	₹16,633.00	-

9973 07-01-2025 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक - दु.नि. ठाणे 1 दस्त क्रमांक - 99/2025 नोंदणी : Regn.63m
<b>गावाचे नाव : नौपाडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5661323	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3621802.94	
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती. मौजे नौपाडा ठाणे येथील विभाग क्र 3/12 G-6ब-2 ब दर 116200.- सि स नं 109 टिका नं 22 दर बांधण्यात येणाऱ्या नव कमल पुष्पा सीएचएस, मधील चौथा मजला सदनिका नं 402 क्षेत्र 305 चौरस फूट कारपेट दस्तात नमूद केल्याप्रमाणे (( C.T.S. Number : 109 टिका नं 22 ; ))	
(5) क्षेत्रफळ	305 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 -मेसर्स डीम रिअल्टी टर्फे भागीदार श्री आशुतोष नरेश म्हस्के निष्पादक म्हणून व त्यांचे कु मु म्हणून श्री जगदीश मनीलाल मोतीराले वय-32 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. ऑफिस नं 105, कोणार्क टॉवर,साई बाबा मंदिर समोर,घंटाळी रोड ठाणे, महाराष्ट्र, ठाणे. पिन कोड -400602 पॅन नं.-AAQFD4990A	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -सुधांत सुरेश कावळे वय-36; पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. 29-एल, खुशबू विलिंग, रूम नंबर 2, खोताची वाडी, दत्त मंदिराजवळ, गिरगाव, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400004 पॅन नं.-BNNPK5505R 2): नाव -मपूरी सुधांत कावळे वय-35; पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. 29-एल, खुशबू विलिंग, रूम नंबर 2, खोताची वाडी, दत्त मंदिराजवळ, गिरगाव, मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400004 पॅन नं.-BREPP1990E	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	99/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	396400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुन्यंकनासाठी 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 **28th 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 **₹ 91,64,724.00 (Rupees Ninety One Lakhs Sixty Four Thousands Seven Hundred And Twenty Four 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: 2025.02.28 17:25:10 +05'30'

*Avind*

Auth. Sign.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

