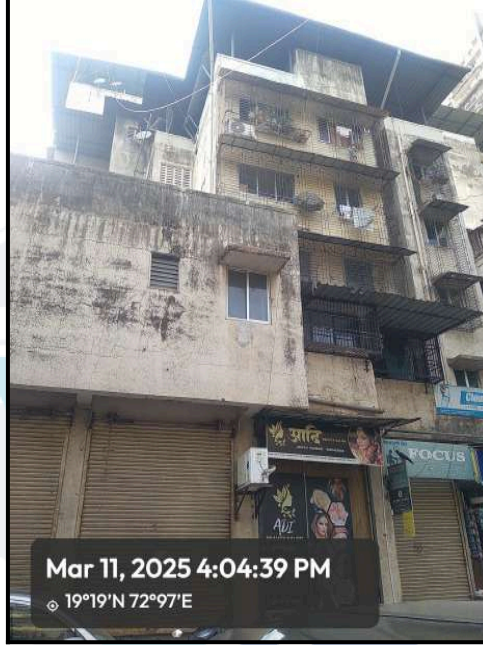


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Parvati Shankar More & Shri. Ganesh Shankar More**

Commercial Shop No. 001, Ground Floor, Wing - G, "Yash Anand Co-Op. Hsg. Soc. Ltd.",
Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village -
Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra,
India.

Latitude Longitude : 19°11'25.0"N 72°58'8.2"E

Intended User:

Cosmos Bank
Ghodbandar Road

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



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 001, Ground Floor, Wing - G, "**Yash Anand Co-Op. Hsg. Soc. Ltd.**", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Smt. Parvati Shankar More & Shri. Ganesh Shankar More.**

Boundaries of the property

North	: Giriraj Heights
South	: Kulashri Building / Chhatrapati Sambhaji Road
East	: Internal Road
West	: Mahatma Gandhi 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 **₹ 55,04,400.00 (Rupees Fifty Five Lakhs Four Thousand Four Hundred Only).**

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

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Commercial Shop No. 001, Ground Floor, Wing - G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, 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 13.03.2025 for Housing Loan Purpose.
1	Date of inspection	11.03.2025
3	Name of the owner / owners	Smt. Parvati Shankar More & Shri. Ganesh Shankar More
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 001, Ground Floor, Wing - G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India. Contact Person : Shri. Ganesh Shankar More (Owner) Contact No. 9768392409
6	Location, Street, ward no	Village - Naupada, District - Thane
7	Survey / Plot No. of land	CTS No - 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18 of Village - Naupada
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 190.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 180.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 216.00 (Carpet Area + 20%)
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.
	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. Pramod Singh
	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. Pramod Singh
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	35,000.00 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 Commercial 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	<i>COST OF CONSTRUCTION</i>	
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess Fair Market Value as on 13.03.2025 for Commercial Shop No. 001, Ground Floor, Wing - G, "**Yash Anand Co-Op. Hsg. Soc. Ltd.**", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India belongs to **Smt. Parvati Shankar More & Shri. Ganesh Shankar More**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2159/2021 Dated 28.01.2021 between M/s. Yash Developers (The Developers) And Smt. Parvati Shankar More & Shri. Ganesh Shankar More(The purchaser).
2)	Copy of Amended Commencement Certificate V.P. No..2005 / 112 / TMC / TDD / 387 Dated 24.08.2008 issued by Thane Municipal Corporation.
3)	Copy of Occupancy Certificate V.P. No..2005 / 112 / TMC / TDD / 138 Dated 10.06.2009 issued by Thane Municipal Corporation.
4)	Copy of Previous Valuation Report Document No. Dated 23.07.2021.

Location

The said building is located at Village - Naupada, Taluka - Thane, District - Thane, PIN Code - 400 602. The property falls in Commercial Zone. It is at a traveling distance 1.6 Km from Thane Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 8 Commercial Shop. The building is without lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is Single Unit This Commercial Shop is Koba Flooring, MS Rolling Shutter, N.A., Conduit Electrical Wiringetc.



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Valuation as on 13th March 2025

The Carpet Area of the Commercial Shop	:	180.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	216.00 Sq. Ft. X ₹ 2,500.00 = ₹ 5,40,000.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 1,29,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,600/- per Sq. M. i.e. ₹ 5,073/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 78,760/- per Sq. M. i.e. ₹ 7,317/- per Sq. Ft.
Value of property	:	180.00 Sq. Ft. X ₹ 31,300 = ₹56,34,000
Total Value of property as on 13th March 2025	:	₹56,34,000.00

(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 March 2025	:	₹ 56,34,000.00 - ₹ 1,29,600.00 = ₹ 55,04,400.00
Total Value of the property	:	₹ 55,04,400.00
The realizable value of the property	:	₹49,53,960.00
Distress value of the property	:	₹44,03,520.00
Insurable value of the property (216.00 X 2,500.00)	:	₹5,40,000.00
Guideline value of the property (216.00 X 7317.00)	:	₹15,80,472.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 001, Ground Floor, Wing - G, "Yash Anand Co-Op. Hsg. Soc. Ltd.", Sambhaji Path, Vishnu Nagar, CTS No. 75 (Pt.), 76 & 80, 37 & 38, Tikka No. 15 & 18, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 602, State - Maharashtra, India for this particular purpose at **₹ 55,04,400.00 (Rupees Fifty Five Lakhs Four Thousand Four Hundred Only)** as on 13th 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 **13th March 2025** is **₹ 55,04,400.00 (Rupees Fifty Five Lakhs Four Thousand Four Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

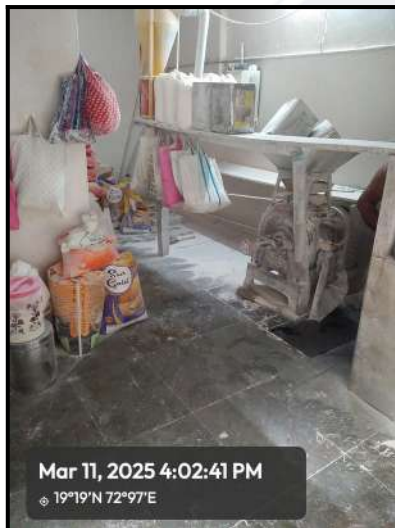
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

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 Commercial Shop Situated on Ground 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	: MS Rolling Shutter, N.A., .				
10	Flooring	: Koba 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.	: Conduit 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	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

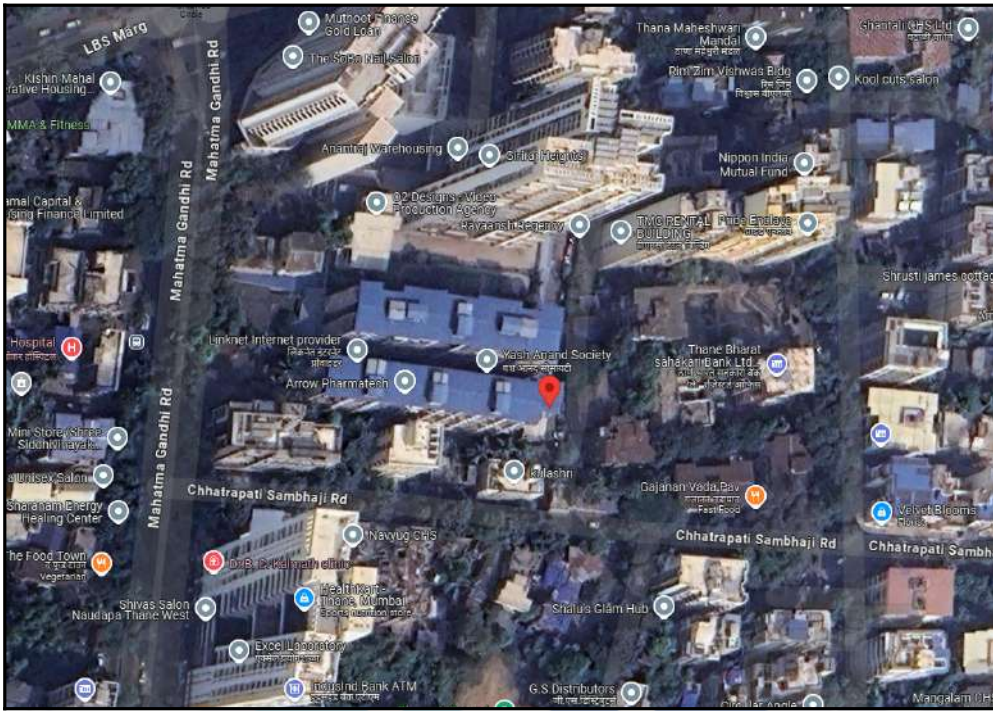
Actual Site Photographs



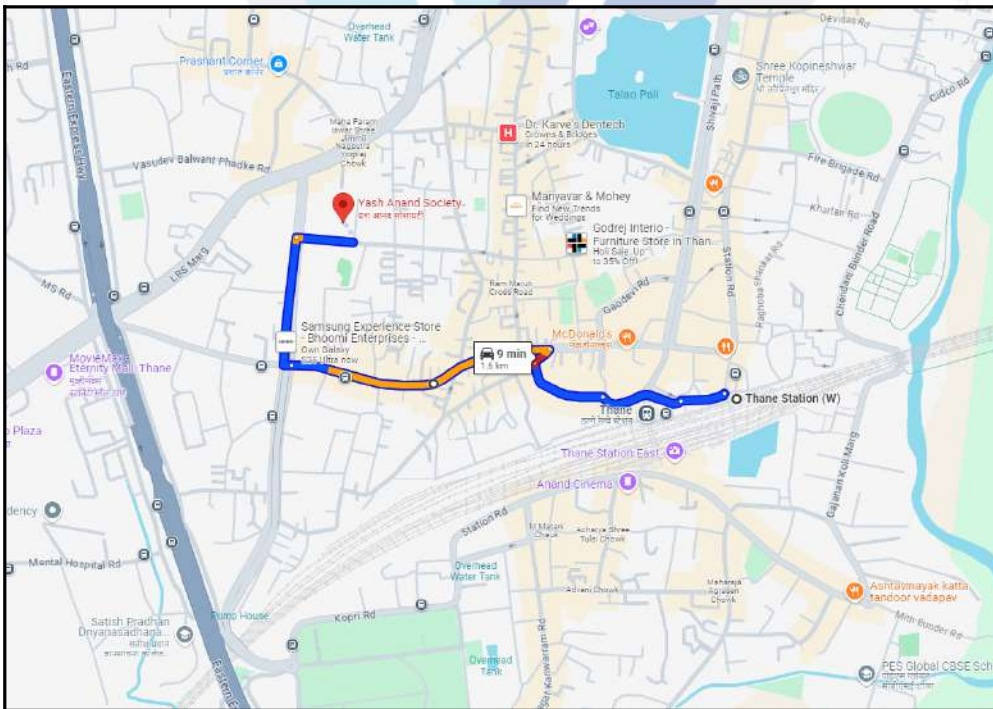
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'25.0"N 72°58'8.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.6 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)

[Home](#)

[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/12/H-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यतिरिक्त इतर मिळकती टिका नं 2 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/I-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यतिरिक्त इतर मिळकती टिका नं 3 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/J-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यतिरिक्त इतर मिळकती टिका नं 10 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/K-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यतिरिक्त इतर मिळकती टिका नं 11 (नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर
SurveyNo	3/12/L-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील वरील ब-1 व्यतिरिक्त इतर मिळकती टिका नं 18/19(नगर रचना योजना क्र.2)	54600	116200	144500	205600	144500	चौ. मीटर

1 2 3 4 5 6 7 8 9

Stamp Duty Ready Reckoner Market Value Rate for Shop	54600			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	54,600.00	Sq. Mtr.	5,073.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	205600			
The difference between land rate and building rate(A-B=C)	-151,000.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	78,760.00	Sq. Mtr.	7,317.00	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.



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	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	Shop		
Source	Housing.Com		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	220.00	264.00	316.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,000.00	₹20,833.00	₹17,361.00



HOUSING.COM
Commercial in MumbaiDownload App
List Property **Free**
Saved

Home / Thane / Dombivli West / Shop for sale in Dombivli West / 220 sq.ft Shop in Dombivli West, Thane

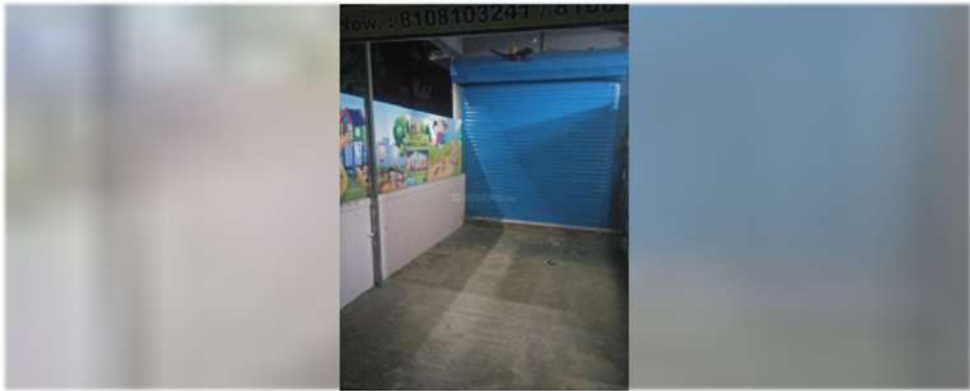
Last updated: Mar 26, 2023

220 sq.ft Shop, Dombivli West, Thane

Vishnu Nagar, Dombivli West, Thane

₹55.0 L

[Contact User](#)



220 Sq.Ft
Carpet Area

2.18% P.A.
Current Rol

Cooperative Society
Ownership

Commercial Project
Location Hub

GF/ 4 Floors
Floors

[ABOUT](#)
[OVERVIEW](#)
[ADDITIONAL DETAILS](#)
[AMENITIES](#)

About the property

This modern Shop designed with luxury facilities in the heart of Thane at Dombivli West is an ideal investment option. It has a carpet area of 220.0 square feet. This commercial project Laxmi prerana apartment enjoys good connectivity to different parts of the city and is surrounded by

[Read More](#)

Great choice! Most liked project in this area

Contact Seller

HP

Mohan Pillai

Owner

+91*****0560

Please share your contact

Name:

Overview

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	285.00	342.00	410.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹35,088.00	₹29,240.00	₹24,366.00

2319774 28-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 23197/2024 नोदणी : Regn:63m
गावाचे नाव : नौपाडा		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6533968	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: शॉप नं. 6,तळ मजला,मीना अवेन्यू को-ऑप.हौ.सो.लि.,विष्णू नगर,नौपाडा,ठाणे प. - 400602,शॉपचे क्षेत्रफळ 285 चौ. फूट कारपेट((C.T.S. Number : 53A, Tika No. 15 ;))	
(5) क्षेत्रफळ	285 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:-संजय भागचंद परदेशी वय:-54 पत्ता:-प्लॉट नं. फ्लॉट नं. 292/5, माळा नं. , इमारतीचे नाव: , ब्लॉक नं: केलाश नगर, भडगांव रोड, रोड नं: चाळीसगांव, जळगांव, महाराष्ट्र, जलगांव. पिन कोड:-424101 पॅन नं:-ATCPP3500H 2): नाव:-प्रमिला भागचंद परदेशी तर्फे कु.मु. म्हणून संजय भागचंद परदेशी वय:-75 पत्ता:-प्लॉट नं. फ्लॉट नं. 292/5, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: केलाश नगर, भडगांव रोड, रोड नं: चाळीसगांव, जळगांव, महाराष्ट्र, जलगांव. पिन कोड:-424101 पॅन नं:-BGWPP2927A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंपा लाल प्रजापत . वय:-38; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: कुम्हारी का वास, तिलक गेटच्या आत, जालोर, राजस्थान, रोड नं. , राजस्थान, ज़ाळोर. पिन कोड:-343001 पॅन नं:-AVAPP4105A 2): नाव:-अंजू प्रजापत . वय:-35; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: कुम्हारी का वास, तिलक गेटच्या आत, जालोर, राजस्थान, रोड नं. , राजस्थान, ज़ाळोर. पिन कोड:-343001 पॅन नं:-CGEPA6017K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	23197/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	700000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	265.00	318.00	381.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,302.00	₹23,585.00	₹19,654.00

14804335

12-08-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 14804/2024

नोदणी :

Regn:63m

गावाचे नाव : नौपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6075480
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: झोन 3/12/6ब-2,सिटीएस नंबर 83 टिका नंबर 15 - शॉप नंबर 2,तळ मजला,मेघदूत,संभाजी पथ,विष्णु नगर,नौपाडा ठाणे.((Survey Number : - ;))
(5) क्षेत्रफळ	29.55 चौ.मीटर
(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:-जिग्नेश प्रविण छेडा - - वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 103 पंत नगर स्वप्नालोक , ब्लॉक नं. -, रोड नं: घाटकोपर मुंबई, . पिन कोड:-400077 पॅन नं:-ADIPC2599K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रसिक केशवजी सावला - - वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 601 वसंत विल्ला बिल्डींग , ब्लॉक नं. -, रोड नं: नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ACBPS6532Q 2): नाव:-हसमुख केशवजी सावला - - वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 201 श्री गणेश कृपा , ब्लॉक नं. -, रोड नं: नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ATMPS8036P
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14804/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th 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 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 **₹ 55,04,400.00 (Rupees Fifty Five Lakhs Four Thousand Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

