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MSME Reg No: UDYAM-MH-18-0083617  
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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. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2, Wing - A, "**Charms Residency**", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.

Latitude Longitude : 19°14'36.1"N 72°58'54.0"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

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2, Wing - A, "**Charms Residency**", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam.**

Boundaries of the property

North : Internal Road / Lodha Supremus Building  
South : Brahmmand Phase 3 CHS  
East : Open Space  
West : Open Space

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 **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty 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/67/ 2019-20

Encl.: Valuation report



Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmmand Phase 3 CHS, Village - Kolshet, 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 19.08.2024 for Housing Loan Purpose.
1	Date of inspection	17.08.2024
3	Name of the owner / owners	<b>Mr. Avtar Singh Baldave Singh Padam &amp; Mrs. Jasvender kaur Avtar Singh Padam</b>
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	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Jasvender kaur Avtar Singh Padam (Owner) Contact No. 8898983934
6	Location, Street, ward no	Village - Kolshet, District - Thane
7	Survey / Plot No. of land	Village - Kolshet New Survey No - 284/4
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	Carpet Area in Sq. Ft. = 627.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 622.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 746.40 (Carpet Area + 20%)



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13	Roads, Streets or lanes on which the land is abutting	Village - Kolshet, 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. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam
	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. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam
	(ii) Portions in their occupation	Fully Owner Occupied



	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	19,000.00 (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 – 2008 (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 19.08.2024 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2, Wing - A, "**Charms Residency**", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India belongs to **Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam.**

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

1)	Copy of Agreement for sale No.5102 /2005 Dated 28.06.2005 between M/S. Charms Developers (The Developers) And Mr. Avtar Singh Baldave Singh Padam & Mrs. Jasvender kaur Avtar Singh Padam(The purchaser).
2)	Copy of Deed of Correction / Rectification Document No.6498 / 2005 Dated 15.09.2005.
3)	Copy of Amended Commencement Certificate V.P. No. .2003 / 66 / TMC / TDD / 3155 Dated 19.10.2004 issued by Thane Municipal Corporation.
4)	Copy of Occupancy Certificate V.P. No. .2003 / 66 / TMC / TDD / 246 Dated 17.07.2008 issued by Thane Municipal Corporation.
5)	Copy of Share Certificate No.041 Dated 01.02.2008 issued by Charms Residency Co-Op. Hsg. Soc. Ltd..

### Location

The said building is located at Village - Kolshet, Taluka - Thane, District - Thane, PIN Code - 400 607. The property falls in Residential Zone. It is at a traveling distance 8.2 Km from Thane Railway Station.

### Building

The building under reference is having Part Ground + Part Stilt + 7 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 Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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**Valuation as on 19th August 2024**

The Carpet Area of the Residential Flat	:	622.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	746.40 Sq. Ft. X ₹ 2,800.00 = ₹ 20,89,920.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$	:	24.00%
Amount of depreciation	:	₹ 5,01,312.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 94,600/- per Sq. M. i.e. ₹ 8,789/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 82,424/- per Sq. M. i.e. ₹ 7,657/- per Sq. Ft.
Value of property as on 19th August 2024	:	622.00 Sq. Ft. X ₹ 14,700 = ₹91,43,400.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 19th August 2024</b>	:	<b>₹ 91,43,400.00 - ₹ 5,01,312.00 = ₹ 86,42,088.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 86,42,088.00</b>
<b>The realizable value of the property</b>	:	<b>₹77,77,879.00</b>
<b>Distress value of the property</b>	:	<b>₹69,13,670.00</b>
<b>Insurable value of the property (746.40 X 2,800.00)</b>	:	<b>₹20,89,920.00</b>
<b>Guideline value of the property (746.40 X 7657.00)</b>	:	<b>₹57,15,185.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2, Wing - A, "Charms Residency", Near Brahmmand Phase 3 CHS, Village - Kolshet, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India for this particular purpose at **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty Eight Only)** as on 19th August 2024

**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 **19th August 2024** is **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty 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



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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.

### 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:

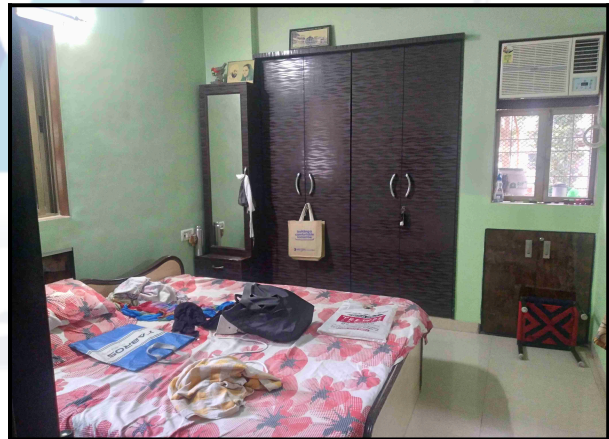
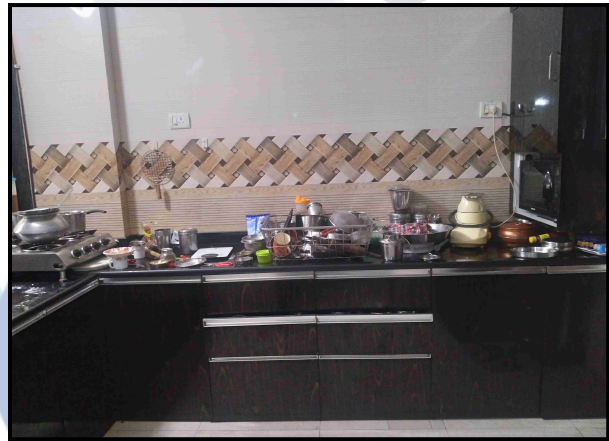
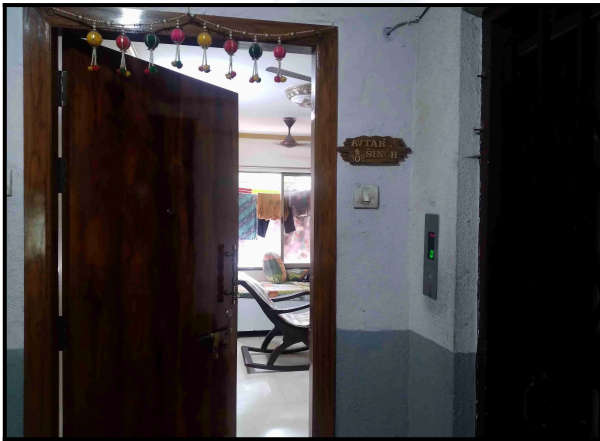
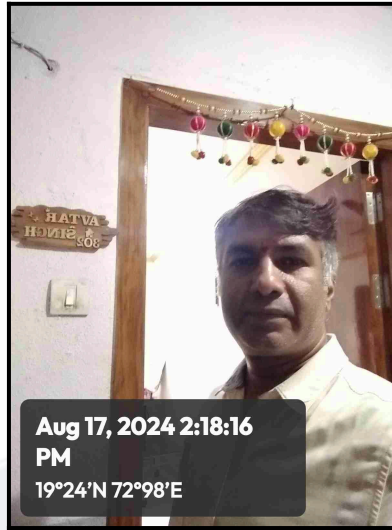
#### ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 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	: 2008 (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 Solid flush door, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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.					



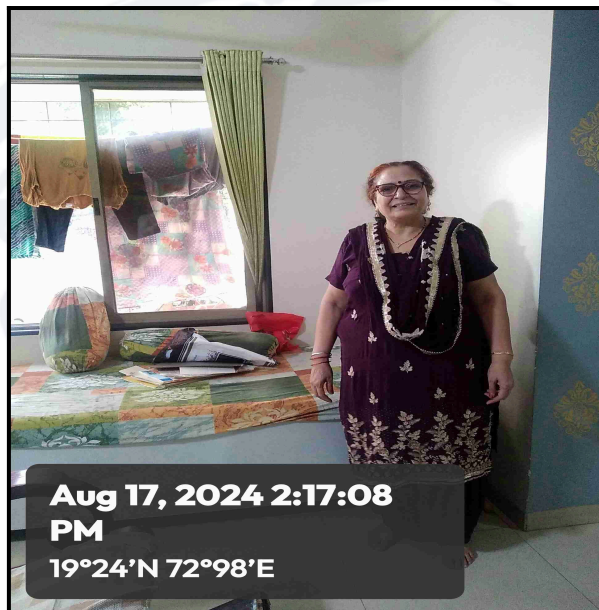
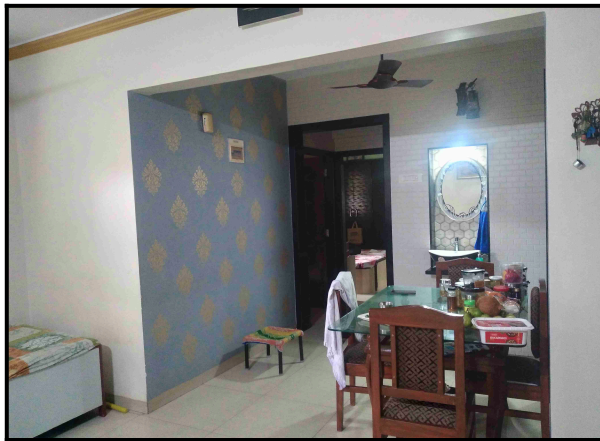
Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 1Lift
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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





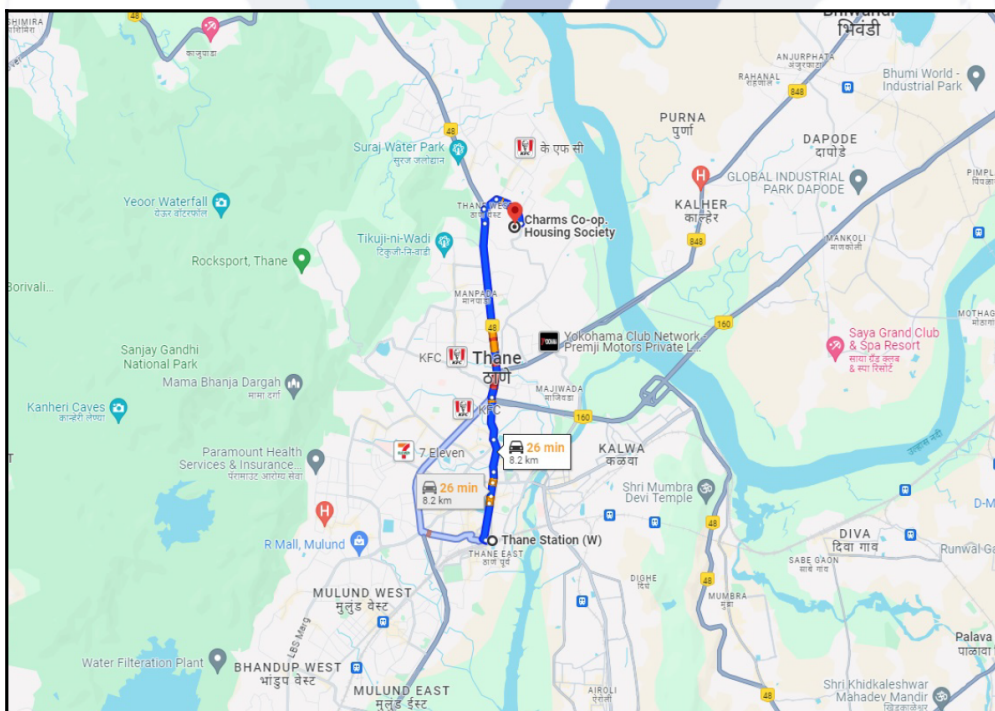
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°14'36.1"N 72°58'54.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 8.2 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 )

[Home](#)
[Valuation Guidelines | User Manual](#)

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
10/40-2ब) कोलशेत ठाणे रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक / सिटीएस मोजे कोलशेत (शीट क्र. 1,2,3,4,5,6,7,7अ,8,9,10,11 )	20000	92300	95600	115300	95600	चौ. मीटर सि.टी.एस. नंबर
10/41-2ड) कोलशेत गावातील वरील "अ" व "ब" व्यतिरीक्त उर्वरित विकसित भाग	18500	94600	100500	118300	100500	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94600			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>94,600.00</b>	<b>Sq. Mtr.</b>	<b>8,789.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18500			
The difference between land rate and building rate(A-B=C)	76,100.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>82,424.00</b>	<b>Sq. Mtr.</b>	<b>7,657.00</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:



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	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	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	440.00	528.00	633.60
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹15,909.00	₹13,258.00	₹11,048.00

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

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Brahmand > 1 BHK Flats in Brahmand Posted on Jul 30, 2024 | Ready to move

₹70 Lac

@ 15,909 per sq.ft.

Estimated EMI ₹ 55,909

1BHK 1Bath

Flat/Apartment for Sale

in Charms Residency, Brahmand, Thane West

Contact Dealer

Shortlist

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (9)

Area

Carpet area: 440 sq.ft.

(40.88 sq.m.)

Configuration

1 Bedroom , 1 Bathroom, No Balcony with Others

Price

₹ 70 Lac+ Govt Charges & Tax

@ 15,909 per sq.ft. [View Price Details](#)

Address

Charms Residency

Brahmand, Thane West

Floor Number

1<sup>st</sup> of 8 Floors

Facing

East

Overlooking

Park/Garden

Property Age

10+ Year Old

Places nearby

Brahmand, Thane West View All (50)

Dhanlaxmi Shopping
 ganesh temple
 Ganesh Mandir
 Icici ATM
 Citibank ATM
 Standard chartered bank AT

Why you should consider this property?

Key Highlights

of the property

✓ East Facing

✓ Orchid international school Nearby

✓ Manpada metro station Nearby

✓ Matro hospital Nearby

View 10 More -->

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Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,083.33	1,300.00	1,560.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹12,000.00	₹10,000.00	₹8,333.00

The screenshot shows a property listing on the Nobroker website. The main title is "2 BHK Flat In New Nandanvan Chs Brahmand F...". The price is listed as ₹1.3 Crores (Negotiable) and ₹74,508/Month (Estimated EMI). The area is 1,300 Sq.Ft. The listing includes a gallery of photos, a location map, and a "Shortlist" button. Key features listed include 2 Bedrooms, 2 Bathrooms, 1 Balcony, and Bike and Car parking. The listing was posted on Feb 23, 2024, and is for immediate possession. The property is located in New Nandanvan Chs, Apartment. There are buttons for "Get Owner Details" and "Report what was not correct in this property". The "Overview" section provides details: Age of Building (>10 Years), Ownership Type (Self Owned), Maintenance Charges (₹3.1 Per Sq.Ft/M), Flooring (Vitrified Tiles), Builtup Area (1,300 Sq.Ft), Carpet Area (1,090 Sq.Ft), Furnishing Status (Fully Furnished), Facing (East), Floor (7/7), and Gated Security (Yes). The listing is also categorized as "Nearby" to Thaneone Corporate Business IT Park, DMart, Brand Factory, The Walk, and Acme Oakwood And Ashwood.



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	496.00	595.20	714.24
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹13,851.00	₹11,542.00	₹9,619.00

2719374  
08-02-2024

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 : 27193/2023  
नोंदणी :  
Regn:63m

#### गावाचे नाव : कोलशेत

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	6870000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5232799
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: फ्लॉट नं 004 ग्राउंड फ्लोअर बिल्डिंग नं ए 2 चार्ल्स रेसिडेन्सी चार्ल्स रेसिडेन्सी को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड सर्वे नं 284 हिस्सा नं 4 ब्रम्हांड फेज 3 जवळ आझादनगर व्हिलेज कोलशेत तालुका जिल्हा ठाणे 496 स्के फु कारपेट( ( Survey Number : 284 HISSA NO. 4 ; ) )
(5) क्षेत्रफळ	496 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकर - सालियन वय:-47 पत्ता:-प्लॉट नं: सी 2 202 , माळा नं: ., इमारतीचे नाव: जॅली टॉवर कॉ-ऑपेराटिव्ह हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: खेरवा सरकलं मानपाडा, रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AWBPS9519D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मण धोंडीबा काळे वय:-62; पत्ता:-प्लॉट नं: इ 502/इ-10, माळा नं: पाचवा प्लोअर , इमारतीचे नाव: फेज 6 ब्रम्हांड, ब्लॉक नं: आझादनगर , रोड नं: ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AGTPK5441J
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	27193/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480900
(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.

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	454.00	544.80	653.76
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹12,665.00	₹10,554.00	₹8,795.00

2195974

31-05-2024

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 : 21959/2022

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4789598
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 404, चौथा मजला,बिल्डींग नं. ए-1, चार्म्स रेसिडेन्सी को-ऑप.हो.सो.लि.,ब्रम्हांड,आझादनगर,ऑफ. घोडबंदर रोड,ठाणे प. - 400607,सदनिकेचे क्षेत्रफळ 454 चौ. फुट कारपेट,झोन क्र. 10/41-2ड( ( Survey Number : 284 ; HISSA NUMBER : 4 ; ) )
(5) क्षेत्रफळ	454 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदीश विरुपाक्षप्पा कल्लुगुडी . वय:-47 पत्ता:-प्लॉट नं: फ्लॉट नं. 404, माळा नं: चौथा मजला, बिल्डींग नं. ए-1, इमारतीचे नाव: चार्म्स रेसिडेन्सी को-ऑप.हो.सो.लि., ब्लॉक नं: ब्रम्हांड, आझादनगर, रोड नं: ऑफ. घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AMHPK2049Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशील पोपटराव कदम . वय:-33; पत्ता:-प्लॉट नं: रूम नं. 50, माळा नं: , इमारतीचे नाव: बिल्डींग नं. सी/8, सिधुदुर्ग, ब्लॉक नं: गणेश मंदिर जवळ, सहाद्री नगर, चारकोप, रोड नं: कादिवली प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AYCPK4418J
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2022
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	21959/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	402500
(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 **19th August 2024**

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 **₹ 86,42,088.00 (Rupees Eighty Six Lakhs Forty Two Thousands Eighty 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/67/ 2019-20



Since 1989

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

An ISO 9001 : 2015 Certified Company

