

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada**

Residential Flat No. D/7, 1st Floor, Wing - D, "**Paramsukh Co-Op. Hsg. Soc. Ltd.**", Gawand Path,
Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State -
Maharashtra, Country - India.

Latitude Longitude : 19°11'14.9"N 72°57'52.6"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State -
Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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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. D/7, 1st Floor, Wing - D, "**Paramsukh Co-Op. Hsg. Soc. Ltd.**", Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India belongs to **Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada.**

Boundaries	:	Building	Flat
North	:	Wing - C	Flat No. D/8
South	:	Anil CHSL	Marginal Space
East	:	Wing - B	Staircase
West	:	Service Road	Flat No. D/6

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 **₹ 91,20,000.00 (Rupees Ninety One Lakhs Twenty Thousands 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

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Residential Flat No. D/7, 1st Floor, Wing - D, "Paramsukh Co-Op. Hsg. Soc. Ltd.", Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, 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 21.08.2024 for Housing Loan Purpose.
1	Date of inspection	20.08.2024
3	Name of the owner / owners	Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada
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: Residential Flat No. D/7, 1 st Floor, Wing - D, "Paramsukh Co-Op. Hsg. Soc. Ltd.", Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India. Contact Person : Mr. Kamlesh Devchand Gada (Owner) Contact No. 9820790977
6	Location, Street, ward no	Gawand Path Village - Naupada, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Naupada New Survey No - 41/1-P, 45/3-P, 45/4-P
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 515.06 (Area as per Site measurement) Carpet Area in Sq. Ft. = 500.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 600.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Naupada, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 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?	Owner Occupied - Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh 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
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	21,300.00 (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		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 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1976 (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, Naupada Branch to assess Fair Market Value as on 21.08.2024 for Residential Flat No. D/7, 1st Floor, Wing - D, "**Paramsukh Co-Op. Hsg. Soc. Ltd.**", Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India belongs to **Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada.**

We are in receipt of the following documents:

1)	Copy of Agreement No.4268 / 2010 Dated 20.04.2010 between Mr. Meghanath Govind Saraf (The Transferor) And Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada(The Transferee).
2)	Copy of Occupancy Certificate No.994 / 74 issued by Thane Municipal Corporation For the month of August - 1976.
3)	Copy of Society Share Certificate No.141 transferred dated 29.08.2010 issued by Paramsukh Co-Op. Hsg. Soc. Ltd. And Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada(The Purchaser).

Location

The said building is located at Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602. The property falls in Residential Zone. It is at a traveling distance 1.5 Km. from Thane Railway Station.

Building

The building under reference is having Ground + 3 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 Normal. The building is used for Residential purpose. Ground Floor is having 04 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 21st August 2024

The Built Up Area of the Residential Flat	:	600.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1976 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	48 Years
Cost of Construction	:	600.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,00,000.00
Depreciation $\{(100 - 10) \times (48 / 60)\}$:	72.00%
Amount of depreciation	:	₹ 10,80,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,16,200/- per Sq. M. i.e. ₹ 10,795/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 86,632/- per Sq. M. i.e. ₹ 8,048/- per Sq. Ft.
Value of property as on 21st August 2024	:	600.00 Sq. Ft. X ₹ 17,000 = ₹ 1,02,00,000.00

(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)

Fair value of the property as on 21st August 2024	:	₹ 1,02,00,000.00 - ₹ 10,80,000.00 = ₹ 91,20,000.00
Total Value of the property	:	₹ ₹ 91,20,000.00
The realizable value of the property	:	₹ 82,08,000.00
Distress value of the property	:	₹ 72,96,000.00
Insurable value of the property (600.00 X 2,500.00)	:	₹ 15,00,000.00
Guideline value of the property (600.00 X 8048.00)	:	₹ 48,28,800.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. D/7, 1st Floor, Wing - D, "Paramsukh Co-Op. Hsg. Soc. Ltd.", Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India for this particular purpose at **₹ 91,20,000.00 (Rupees Ninety One Lakhs Twenty Thousands Only)** as on 21st 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 **21st August 2024** is **₹ 91,20,000.00 (Rupees Ninety One Lakhs Twenty Thousands 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

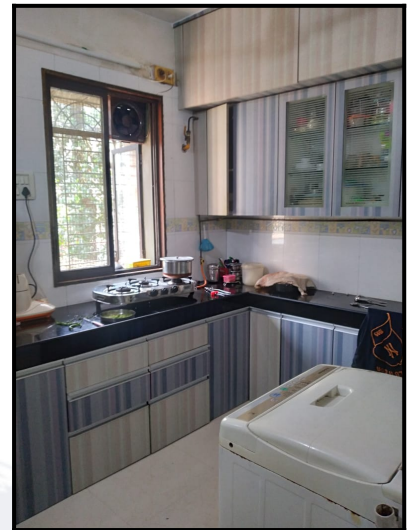
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor				
3	Year of construction	: 1976 (As per occupancy certificate)				
4	Estimated future life	: 12 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, Powder coated Aluminum sliding windows, .				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 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	: 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



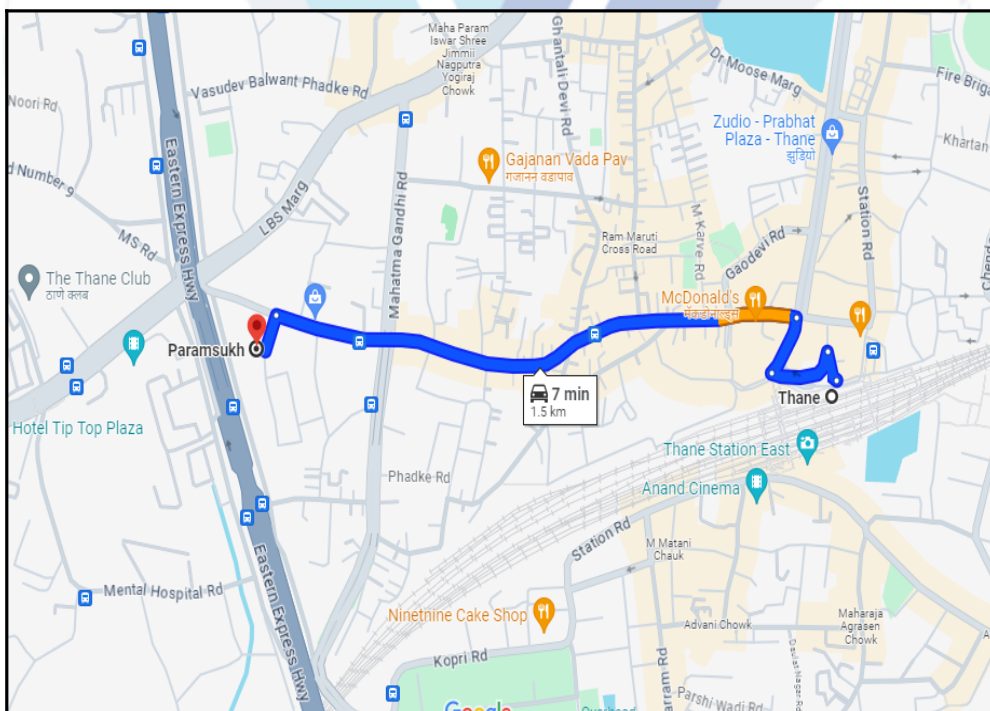
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°11'14.9"N 72°57'52.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 1.5 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : NAUPADA						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	6B-2) All the properties on East of Mumbai-Agra Express Highway except properties in above B-1. Survey No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/12/N	54600	116200	144500	205600	144500
Survey No. IC, ID, IB, 1A, 2A/1, 2A/2, 3A, 3B, 3C, 4A, 4B, 5A/1A, 5A/1B, 6B, 6/A/1/A/2, 6A/A/1, 6A/2, 7A/1A, 7A/1B, 7A/1C, 7A/2A, 8, 9, 10, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 19A/1, 19A/2, 19A/3, 20, 20A, 20B, 20C, 21A, 21B, 21C, 22, 23, 24, 25A, 26, 27, 28A, 28A/1, 28A/1/1/B, 28A/1/1B, 28A/1/2, 28A/2, 29, 30B, 30C, 30A/1/1A, 30A/1 B, 30A-2, 31A, 32D, 32A, 33E, 33D, 33B, 33A/1, 34/B, 34/C, 34D, 34/A/1-A, 34/A-1/B, 35, 36, 37, 38, 39, 40, 41, 42A, 42B, 43A, 43B, 43C, 44, 45, 46A, 47, 48, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 100, 101, 102, 103, 104, 105, 111, 112, 113, 116, 117, 118, 119A, 119B, 120, 121, 122A, 122B, 123D, 123A, 123B, 123C, 130D, 130A, 130E, 130B,						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	116200			
Decrease by 5% on Flat Located on 1 st Floor	5810			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,10,390.00	Sq. Mtr.	10,256.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	54600			
The difference between land rate and building rate(A-B=C)	55,790.00			
Percentage after Depreciation as per table(D)	48%			
Rate to be adopted after considering depreciation [B + (C X D)]	86,632.00	Sq. Mtr.	8,048.00	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.

	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	-		
	Carpet	Built Up	Saleable
Area	459.17	551.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,561.00	₹17,967.00	-



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1 BHK Flat In Swapnapurti Apartment For Sale In Than...
Chhatrapati Sambhaji Rd, near Gajanan Vada Pav

₹ 99 Lacs
Negotiable

₹ 56,741/Month
Estimated EMI

551
Sq.Ft

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Photos
Location

Shortlist

1 Bedroom <small>No. of Bedroom</small>	Jul 19, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Swapnapurti Apart... <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	391.67	470.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,702.00	₹18,085.00	-



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1 BHK Flat In Sitaram Bhawan For Sale In Thane
Bhaskar Colony near Saraswati Mandir Trust Primary School

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

470
Sq.Ft

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Photos
Location

Shortlist

1 Bedroom No. of Bedroom	Apr 4, 2024 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Sitaram Bhawan Apartment
Bike and Car Parking	None Power Backup

Get Owner Details

Report what was not correct in this property

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	697.00	836.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,217.00	₹14,347.00	-

747774 15-03-2024 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 : 7477/2024 नोंदणी : Regn:63m
गावाचे नाव : नौपाडा		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	12000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9032226	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 05,1ला मजला,बी बिल्डींग,परमसुख को. ऑप. हौ. सोसायटी लि,गावंड पथ,नौपाडा,ठाणे. सदनिकाचे क्षेत्र 697 चौ. फुट कारपेट.((Survey Number : S.No. 44, Hissa No. 1(Part) and 2 (Part) and S.No. 45, Hissa Nos.3(Part) and 4(Part) ;))	
(5) क्षेत्रफळ	697 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:-डॉ. विजया प्रकाश परांजपे - - वय:-78 पत्ता:-प्लॉट नं: बी-5, , माळा नं: 1 ला मजला, इमारतीचे नाव: परमसुख सोसायटी, ब्लॉक नं: -, रोड नं: गावंड पथ, नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AEUPP2656M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमरजा ओंकार कुलकर्णी - - वय:-39, पत्ता:-प्लॉट नं: ए-9, माळा नं: 2रा मजला, इमारतीचे नाव: परमसुख सोसायटी, ब्लॉक नं: -, रोड नं: गावंड पथ, नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AXKPK3684M 2): नाव:-ओंकार जगन्नाथ कुलकर्णी - - वय:-46, पत्ता:-प्लॉट नं: ए-9, , माळा नं: 2रा मजला, इमारतीचे नाव: परमसुख सोसायटी, ब्लॉक नं: -, रोड नं: गावंड पथ, नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AORPK2680R 3): नाव:-लक्ष्मी नारायण जोशी - - वय:-65, पत्ता:-प्लॉट नं: ए-9, , माळा नं: 2रा मजला, इमारतीचे नाव: परमसुख सोसायटी, ब्लॉक नं: -, रोड नं: गावंड पथ, नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AANPJ7983J 4): नाव:-नारायण रामकृष्ण जोशी - - वय:-71; पत्ता:-प्लॉट नं: ए-9, , माळा नं: 2रा मजला, इमारतीचे नाव: परमसुख सोसायटी, ब्लॉक नं: -, रोड नं: गावंड पथ, नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAPPJ4039F	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7477/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	840000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	571.00	685.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,389.00	₹15,324.00	-

6003536 26-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 6003/2024 नोंदणी : Regn:63m
गावाचे नाव : नौपाडा		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7561881	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक 804.8वा मजला,भगवान कृष्ण निवास बिल्डींग,गावंड पथ,नौपाडा ठाणे येथील सदनिकेचे क्षेत्रफळ 545 चौ.फुट रेरा कार्पेट वापरणे जोगी 574 चौ.फुट रेरा कार्पेट सोबत एक कव्हर्ड कार पार्किंग स्पेस सह((Survey Number : सि.टी.एस. नं.27/12 टिका नं. 21, प्लॉट नं.13 ;))	
(5) क्षेत्रफळ	574 चौ.फुट	
(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.-क्रीक डेव्हलपर्सचे भागीदार उदय विश्वास जोशी -- वय:-63 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 2/1 पुर्तला बिल्डींग , ब्लॉक नं: तनिष्क दुकानाच्या बाजूला , रोड नं: गोखले रोड नौपाडा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAAFQ9945N 2): नाव.-क्रीक डेव्हलपर्सचे भागीदार अनिल आत्माराम नवसे -- वय:-64 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 2/1 पुर्तला बिल्डींग , ब्लॉक नं: तनिष्क दुकानाच्या बाजूला , रोड नं: गोखले रोड नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAAFQ9945N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अपूर्वा सुनिल देशपांडे -- वय:-57; पत्ता:-प्लॉट नं: सदनिका क्रमांक 3203, माळा नं: 32वा मजला, इमारतीचे नाव: औरालिस द ट्विन्स, टॉवर नं.1, ब्लॉक नं: नौपाडा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABMPD2459H 2): नाव.-सुनिल सुधाकर देशपांडे -- वय:-61; पत्ता:-प्लॉट नं: सदनिका क्रमांक 3203, माळा नं: 32वा मजला, इमारतीचे नाव: औरालिस द ट्विन्स, टॉवर नं.1, ब्लॉक नं: नौपाडा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABLPD9256D	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6003/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	735000	
(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 **21st 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 **₹ 91,20,000.00 (Rupees Ninety One Lakhs Twenty Thousands 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

