

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Dinesh Ashok Ghag & Mrs. Sangita Dinesh Ghag**

Residential Flat No. 401, 4th Floor, Wing - B, "**Mavis Tower Co-op. Hsg. Soc. Ltd.**", Shree Nagar,
Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400
604, State - Maharashtra, India.

Latitude Longitude : 19°11'23.1"N 72°56'41.4"E

Intended User:

Cosmos Bank

Naupada

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

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
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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. 401, 4th Floor, Wing - B, "Mavis Tower Co-op. Hsg. Soc. Ltd.", Shree Nagar, Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400 604, State - Maharashtra, India belongs to **Mr. Dinesh Ashok Ghag & Mrs. Sangita Dinesh Ghag**.

Boundaries	:	Building	Flat
North	:	Ashram Road	Flat No. 402
South	:	Matoshree Gangubai Sambhaji Shinde Hospital	Staircase
East	:	Internal Road	Lift
West	:	'A' Wing of Mavis Tower	Flat No. 404

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 **₹ 1,04,95,187.50 (Rupees One Crore Four Lakh Ninety Five Thousands One Hundred And Eighty Seven 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. 401, 4th Floor, Wing - B, "Mavis Tower Co-op. Hsg. Soc. Ltd.", Shree Nagar, Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400 604, 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 04.09.2024 for Housing Loan Purpose.
1	Date of inspection	04.09.2024
3	Name of the owner / owners	Mr. Dinesh Ashok Ghag & Mrs. Sangita Dinesh Ghag
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. 401, 4 th Floor, Wing - B, "Mavis Tower Co-op. Hsg. Soc. Ltd.", Shree Nagar, Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400 604, State - Maharashtra, India. Contact Person : Mr. Dinesh Ashok Ghag (Owner) Contact No. 9892183747
6	Location, Street, ward no	Shree Nagar Village - Panchpakhadi, District - Thane
7	Survey / Plot No. of land	Village - Panchpakhadi New Survey No - 431(pt)
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. = 605.36 (Area as per Site measurement) Carpet Area in Sq. Ft. = 621.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 745.20 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, Taluka - Thane, District - Thane, Pin - PIN - 400 604
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. Dinesh Ashok Ghag
	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. Dinesh Ashok Ghag
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	22,500.00 (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 – 2013 (As Per Part 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.
<p>Remark: All the above areas are within +/- 3% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 04.09.2024 for Residential Flat No. 401, 4th Floor, Wing - B, "Mavis Tower Co-op. Hsg. Soc. Ltd.", Shree Nagar, Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400 604, State - Maharashtra, India belongs to **Mr. Dinesh Ashok Ghag**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.1781/2011 Dated 24.02.2011 between M/s. Unit Arsen Developers (JV) (The Developers) And Mr. Dinesh Ashok Ghag & Mrs. Sangita Dinesh Ghag(The Purchasers).
2)	Copy of Part Occupancy Certificate No.SO3/0022/09 TMC/TDD/OCC/0083/13 Dated 14.06.2013 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Panchpakhadi, Taluka - Thane, District - Thane, PIN - 400 604. The property falls in Residential Zone. It is at a traveling distance 4.4 km. from Thane Railway Station.

Building

The building under reference is having Ground + 7 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. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.(i.e. 1 BHK flat) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

Valuation as on 4th September 2024

The Built Up Area of the Residential Flat	:	745.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	2013 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	745.20 Sq. Ft. X ₹ 2,500.00 = ₹ 18,63,000.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$:	16.50%
Amount of depreciation	:	₹ 3,07,312.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,01,800/- per Sq. M. i.e. ₹ 9,458/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 95,662/- per Sq. M. i.e. ₹ 8,887/- per Sq. Ft.
Value of property as on 4th September 2024	:	745.00 Sq. Ft. X ₹ 14,500 = ₹1,08,02,500.00

(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 4th September 2024	:	₹ 1,08,02,500.00 - ₹ 3,07,312.50 = ₹ 1,04,95,187.50
Total Value of the property	:	₹ ₹ 1,04,95,187.50
The realizable value of the property	:	₹94,45,669.00
Distress value of the property	:	₹83,96,150.00
Insurable value of the property (745.20 X 2,500.00)	:	₹18,63,000.00
Guideline value of the property (745.20 X 8887.00)	:	₹66,22,592.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Wing - B, "Mavis Tower Co-op. Hsg. Soc. Ltd.", Shree Nagar, Wagle Estate, Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN - 400 604, State - Maharashtra, India for this particular purpose at **₹ 1,04,95,187.50 (Rupees One Crore Four Lakh Ninety Five Thousands One Hundred And Eighty Seven Only)** as on 4th September 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 **4th September 2024** is **₹ 1,04,95,187.50 (Rupees One Crore Four Lakh Ninety Five Thousands One Hundred And Eighty Seven 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

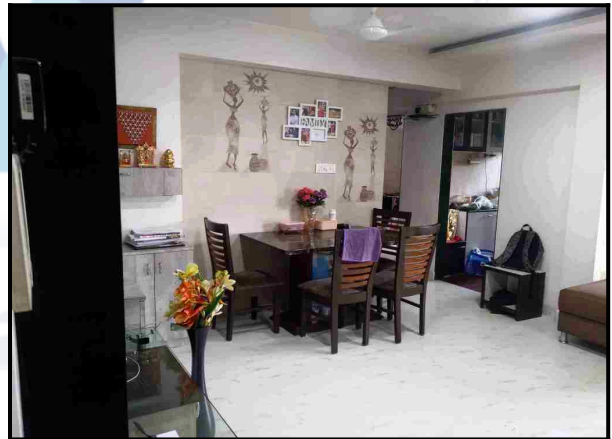
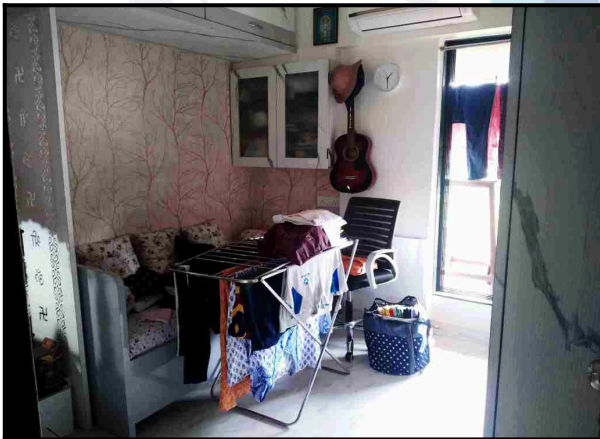
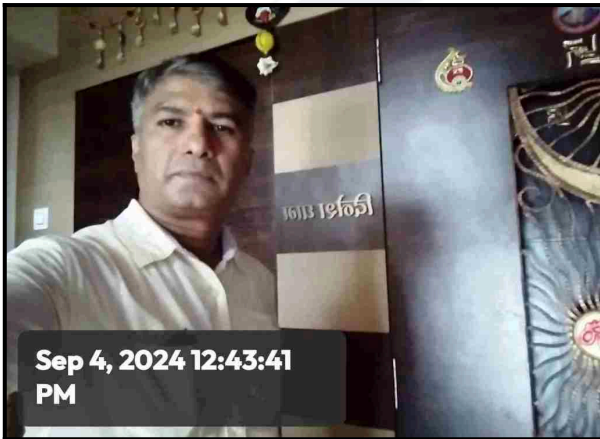
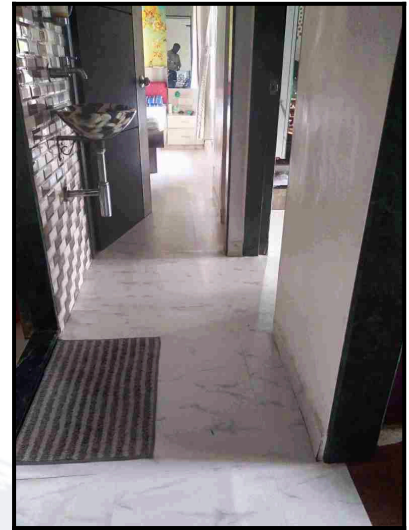
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

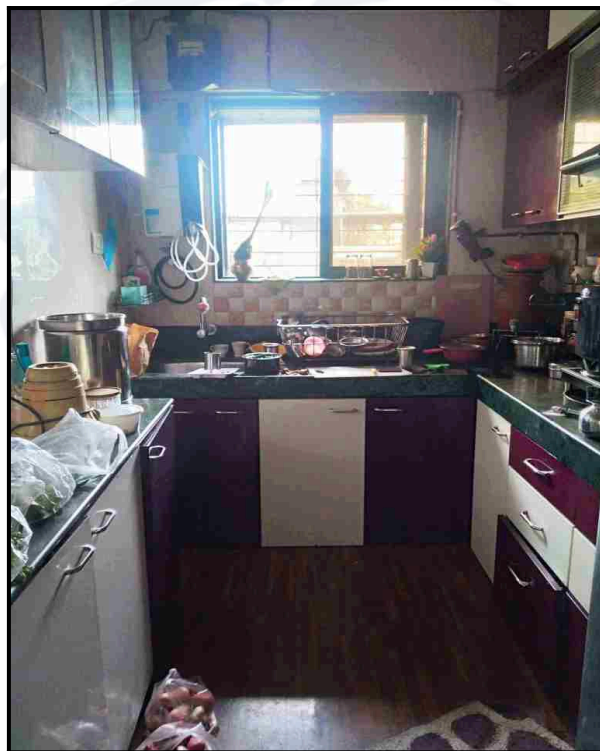
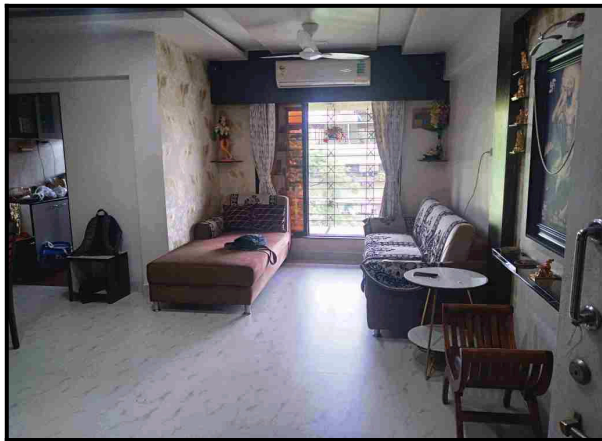
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2013 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 49 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles 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.	: Superior White
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

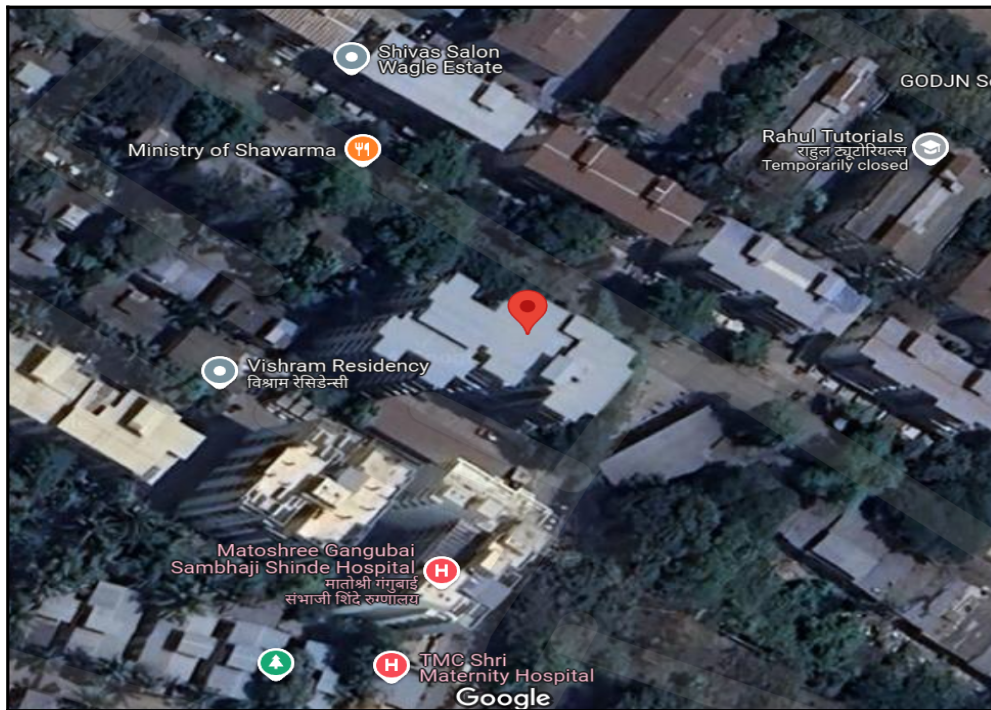
Actual Site Photographs



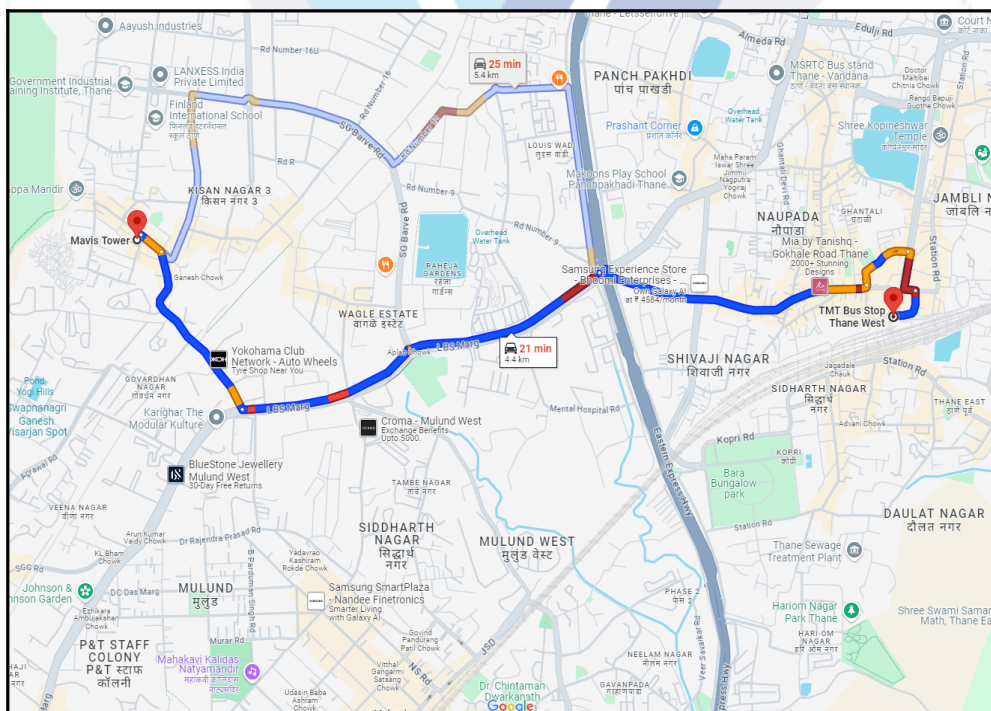
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°11'23.1"N 72°56'41.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.4 km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI 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	5B) Wagle Industrial Estate. (Type A, Plot)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/15/A	46000	101800	117500	127200	117500
156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 299, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	101800		TM	
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,01,800.00	Sq. Mtr.	9,458.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	46000			
The difference between land rate and building rate(A-B=C)	55,800.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	95,662.00	Sq. Mtr.	8,887.00	Sq. Ft.

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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	555.56	666.67	800.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,000.00	₹15,000.00	₹12,500.00

99acres

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 FREE

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Shree Nagar > 2 BHK Flats in Shree Nagar Posted on Jul 05, 2024 | Ready to move

₹1 Cr

@ 13,750 per sq.ft.
Estimated EMI ₹ 79,870

2BHK 1Bath

Flat/Apartment for Sale
in Prerana CHS, Shree Nagar, Thane West

[Contact Owner FREE](#)
[Shortlist](#)

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

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Articles >

Property (19)

Photos (1/19)

Area

Super Built up area 800 sq.ft. (74.32 sq.m.)

Price

₹ 1 Crore
@ 13,750 per sq.ft.

Floor Number

4th of 4 Floors

Configuration

2 Bedrooms , 1 Bathroom, 1 Balcony

Address

Prerana CHS
Shree Nagar, Thane West

Property Age

5 to 10 Year Old

Places nearby

Shree Nagar, Thane West View All (50)

Charkop Market

Hanuman Temple

Amba Mata Mandir

Durgeshwari Temple

Mangal Murti Hospital and Polyclinic

Why should you consider this property?

Top Floor

Transaction Type : Resale ⓘ Property Ownership : Freehold ⓘ Power Backup : None Property Code : A69190486
www.99acres.com/A69190486

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Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	625.00	750.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,600.00	₹14,667.00	-

HOUSING.COM
Buy In Thane

+
Add

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List Property Free
Saved

Home / Thane / Thane West / Apartment for Sale in Thane West / 2 BHK Flat Last updated: Jul 23, 2024


2 BHK Flat

Swargandh, Shri Nagar, Thane West, Thane


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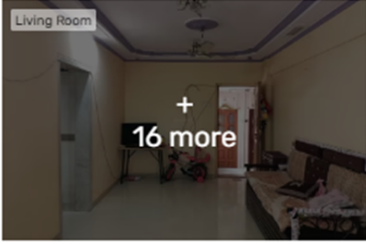
₹1.1 Cr EMI starts at ₹54.61 K
₹14.67 K/sq.ft

[Contact Owner](#)



SHARE
SAVE





750 sq.ft
Built Up Area

₹14.67 K/sq.ft
Avg. Price

30 Year Old
Age of property

Ready to move
Possession status

Lower i
of 4 floors

North-East facing
Facing

Unfurnished
Furnishing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS

Property Location
Swargandh, Shri Nagar, Thane West, Thane

Around This Property

School
Bal Vidya Mandir
1 min
(0.2 km)

Hospital
Healthspring Mulund
3 mins
(1.5 km)

[View more on Maps](#)

⚡ Awesome! Nice neighborhood around

Contact Seller

Y

Yogita


Owner

+9199207.....

Please share your contact

Name

+91 Phone




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VASTUKALA CONSULTANTS (I) PVT. LTD.
 Valuers & Appraisers
 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Leader's Engineer
 U/120 MH2010 PTC201789

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	418.00	501.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,550.00	₹12,959.00	-

3196536		सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9
18-02-2024			दस्त क्रमांक : 3196/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5100689		
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 304, माळा नं: 3 रा मजला,ए विंग, इमारतीचे नाव: मावीस टॉवर को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: अय्यप्पा मंदिर रोड,सेक्टर नंबर .4,श्री नगर,, रोड नं: वागळे इस्टेट,ठाणे पश्चिम,ठाणे - 400604, इतर माहिती: मौजे - पांचपाखाडी,सदनिकेचे एकूण क्षेत्र 418 चौ फूट कारपेट,सोबत एक कार पार्किंग स्पेस नंबर -11((Survey Number : 431(पाट) ;))		
(5) क्षेत्रफळ	418 चौ. फूट		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रविण हेमचंद पांचाल वय:-51 पत्ता:-प्लॉट नं: सदनिका क्र - 404, माळा नं: 4 था मजला, डी विंग, इमारतीचे नाव: रेठवूड, ब्लॉक नं: वसंत गार्डन, स्वप्न नगरी मागे, मुलुंड पश्चिम, रोड नं: ऑफ पल बी एस मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AFPPP5546N 2): नाव:-चेतना प्रविण पांचाल वय:-46 पत्ता:-प्लॉट नं: सदनिका क्र - 404, माळा नं: 4 था मजला, डी विंग, इमारतीचे नाव: रेठवूड, ब्लॉक नं: वसंत गार्डन, स्वप्न नगरी मागे, मुलुंड पश्चिम, रोड नं: ऑफ पल बी एस मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AJWPP1887B		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेखा नवनाथ मोढवे वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र - 404, माळा नं: 4 था मजला, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: भटवाडी किसन नगर नंबर .3, रोड नं: वागळे इस्टेट, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AMXPM7547B 2): नाव:-कौस्तुभ नवनाथ मोढवे वय:-26; पत्ता:-प्लॉट नं: सदनिका क्र - 404, माळा नं: 4 था मजला, इमारतीचे नाव: आशीर्वाद बिल्डिंग, ब्लॉक नं: भटवाडी किसन नगर नंबर .3, रोड नं: वागळे इस्टेट, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CYMPM9711Q		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3196/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	455000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुद्रांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,195.00	₹12,663.00	-

1853675 01-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्ता क्रमांक : 18536/2024 नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6382100	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5160954.6	
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे पांचपाखाडी,तालुका व जिल्हा ठाणे,सदनिका क्र - डी 3 - 2504 क्षेत्र - 36.60 चौ मीटर कार्पेट,सदनिकेस संलग्न बाल्कनी क्षेत्र - 2.42 चौ मीटर,25 वा मजला,आशर मेरेंक टॉवर डी 3 - ब्लिस,प्रकल्प आशर मेरेंक फेज 1,फिनलँड इंटरनॅशनल शाळे जवळ,श्रीनगर,वागळे इस्टेट,ठाणे पश्चिम - 400604,सोबत 1 कार पार्किंग स्पेस,....(झोन नं - 5 / 15 जी 5 ब).((Survey Number : 412 / 2 / ए (पीटी), 422 / 2 (पीटी), 423 / 2, 425 / 2, 426 (पीटी) (किंवा 426 / ए), 428 / 1, 440 / 1 / ए व 484 ;))	
(5) क्षेत्रफळ	39.02 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:-अजय प्रताप आशर तर्फे कबूली जबाबाकरीता कु मु म्हणून लता सुंदरम वय:-62 पत्ता:- प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: आशर विला, ब्लॉक नं: माविस जिर्णोशिम समोर, श्रीनगर, रोड नं: वागळे इस्टेट, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ADBPA3939J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मारुती गोपाळ भारती वय:-58; पत्ता:-प्लॉट नं: रूम नं - 33, माळी नं: 2 रा मजला , इमारतीचे नाव: हिराबाई अमरसिंग बिल्डिंग, ब्लॉक नं: वागळे इस्टेट, रोड नं: रोड नं 27, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AQEPB1888M 2): नाव:-माधवी मारुती भारती वय:-49; पत्ता:-प्लॉट नं: रूम नं - 33, माळी नं: 2 रा मजला , इमारतीचे नाव: हिराबाई अमरसिंग बिल्डिंग, ब्लॉक नं: वागळे इस्टेट, रोड नं: रोड नं 27, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BAQPB1204G 3): नाव:-श्वेता मारुती भारती वय:-26; पत्ता:-प्लॉट नं: रूम नं - 33, माळी नं: 2 रा मजला , इमारतीचे नाव: हिराबाई अमरसिंग बिल्डिंग, ब्लॉक नं: वागळे इस्टेट, रोड नं: रोड नं 27, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CNTPB2781H	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	18536/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	446800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th September 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 **₹ 1,04,95,187.50 (Rupees One Crore Four Lakh Ninety Five Thousands One Hundred And Eighty Seven 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.

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