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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Hasmukh B. Chheda & Mrs. Nathiben B. Chheda**

Residential Flat No. 402, 4<sup>th</sup> Floor, "**Oasis Silver Stone**", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd.,  
Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West),  
PIN - 400 602, State - Maharashtra, India.

Latitude Longitude : 19°11'37.1"N 72°58'21.2"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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4<sup>th</sup> Floor, "Oasis Silver Stone", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 602, State - Maharashtra, India belongs to **Mr. Hasmukh B. Chheda & Mrs. Nathiben B. Chheda.**

### Boundaries of the property

North	: Soham Building
South	: Sahayog CHSL
East	: Ram Maruti Road
West	: Navadurga CHSL

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 **₹ 1,37,33,468.00 (Rupees One Crore Thirty Seven Lakhs Thirty Three Thousands Four Hundred And Sixty 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



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential Flat No. 402, 4<sup>th</sup> Floor, "Oasis Silver Stone", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 602, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 03.10.2024 for Housing Loan Purpose.
1	Date of inspection	23.09.2024
3	Name of the owner / owners	<b>Mr. Hasmukh B. Chheda &amp; Mrs. Nathiben B. Chheda</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. 402, 4 <sup>th</sup> Floor, "Oasis Silver Stone", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 602, State - Maharashtra, India. <b>Contact Person :</b> Mr. Hasmukh B. Chheda (Owner) Contact No. 7373816816
6	Location, Street, ward no	Ram Maruti Road Village - Panchpakhadi, Naupada District - Thane
7	Survey / Plot No. of land	CTS No - 177, Tikka No. 12 of Village - Panchpakhadi
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	<p><b>Carpet Area in Sq. Ft. = 617.85</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 598.41</b>  <b>Balcony Area in Sq. Ft. = 19.44</b></p> <p><b>Carpet Area in Sq. Ft. = 616.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 739.20</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Panchpakhadi, NaupadaTaluka - 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.
	<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. Hasmukh B. Chheda

	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. Hasmukh B. Chheda
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	29,500.00 (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	<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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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, Naupada Branch to assess Fair Market Value as on 03.10.2024 for Residential Flat No. 402, 4<sup>th</sup> Floor, "Oasis Silver Stone", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 602, State - Maharashtra, India belongs to **Mr. Hasmukh B. Chheda**.

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

1)	Copy of Agreement for sale Registration No.12765/2010 Dated 11.11.2010 between Mr. Pravin Velji Gutkha(The Transferor) And Mr. Hasmukh B. Chheda & Mrs. Nathiben B. Chheda(The Transferee).
2)	Copy of Occupancy Certificate No.S02/0022/08/TMC/TDD/392 Dated 27.10.2010 issued by Thane Municipal Corporation.

### Location

The said building is located at Village - Panchpakhadi, Naupada, 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 + 6 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. 4th Floor is having 3 Residential Flat. The building is having 2 lifts.

### Residential Flat:



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The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.+ Balcony Area (i.e. 2 BHK with 2 Toilets) 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. Electrical wiring with concealed etc.

### **Valuation as on 3rd October 2024**

The Carpet Area of the Residential Flat	:	616.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	739.20 Sq. Ft. X ₹ 2,800.00 = ₹ 20,69,760.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 4,34,532.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,30,100/- per Sq. M. i.e. ₹ 12,087/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,18,200/- per Sq. M. i.e. ₹ 10,981/- per Sq. Ft.
Value of property as on 3rd October 2024	:	616.00 Sq. Ft. X ₹ 23,000 = ₹1,41,68,000.00

(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)

<b>Fair value of the property as on 3rd October 2024</b>	:	<b>₹ 1,41,68,000.00 - ₹ 4,34,532.00 = ₹ 1,37,33,468.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 1,37,33,468.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,23,60,121.00</b>
<b>Distress value of the property</b>	:	<b>₹1,09,86,774.00</b>
<b>Insurable value of the property (739.20 X 2,800.00)</b>	:	<b>₹20,69,760.00</b>
<b>Guideline value of the property (739.20 X 10981.00)</b>	:	<b>₹81,17,155.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4<sup>th</sup> Floor, "Oasis Silver Stone", Tulsi Vrindavan Co-op. Hsg. Soc. Ltd., Ram Maruti Road, Village - Panchpakhadi, Naupada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 602, State - Maharashtra, India for this particular purpose at **₹ 1,37,33,468.00 (Rupees One Crore Thirty Seven Lakhs Thirty Three Thousands Four Hundred And Sixty Eight Only)** as on 3rd October 2024

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **3rd October 2024** is **₹ 1,37,33,468.00 (Rupees One Crore Thirty Seven Lakhs Thirty Three Thousands Four Hundred And Sixty 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 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

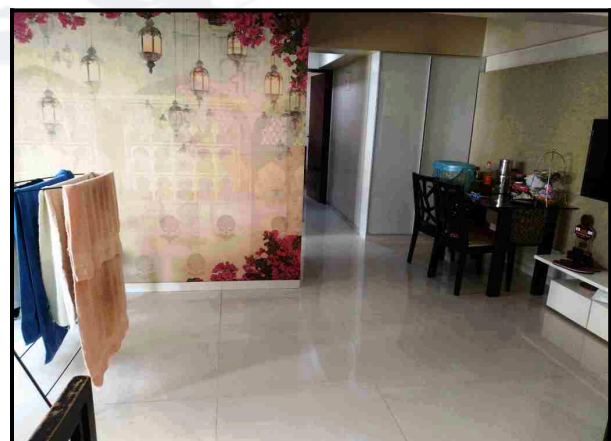
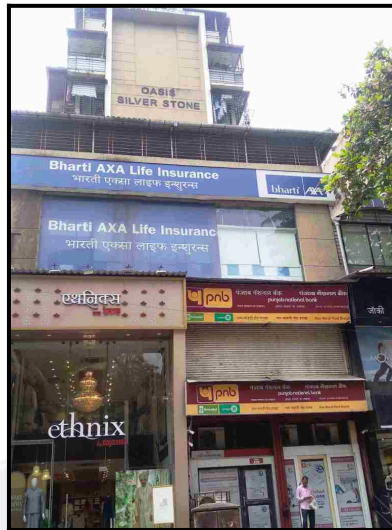
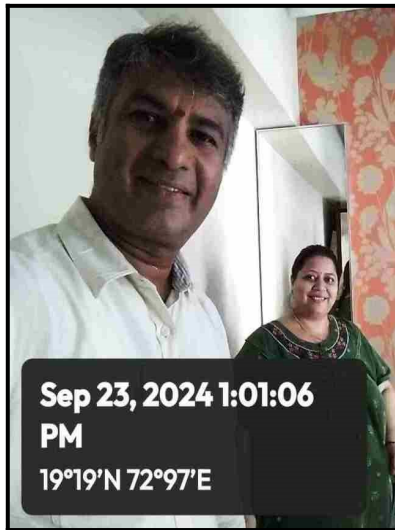
##### Main Building

1	No. of floors and height of each floor	:	Ground + 6 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 <sup>th</sup> Floor
3	Year of construction	:	2010 (As per occupancy certificate)
4	Estimated future life	:	46 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.

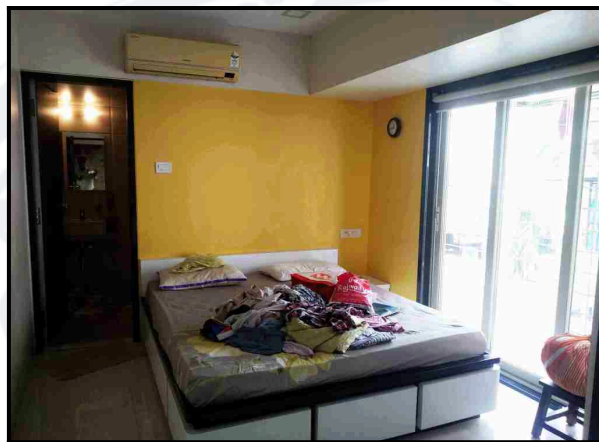
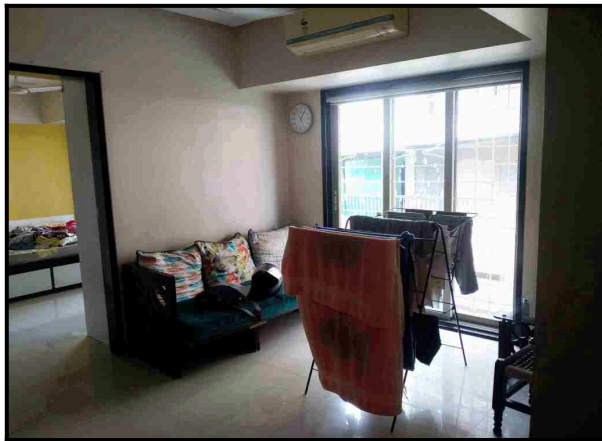


Technical details		Main Building
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	: 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	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

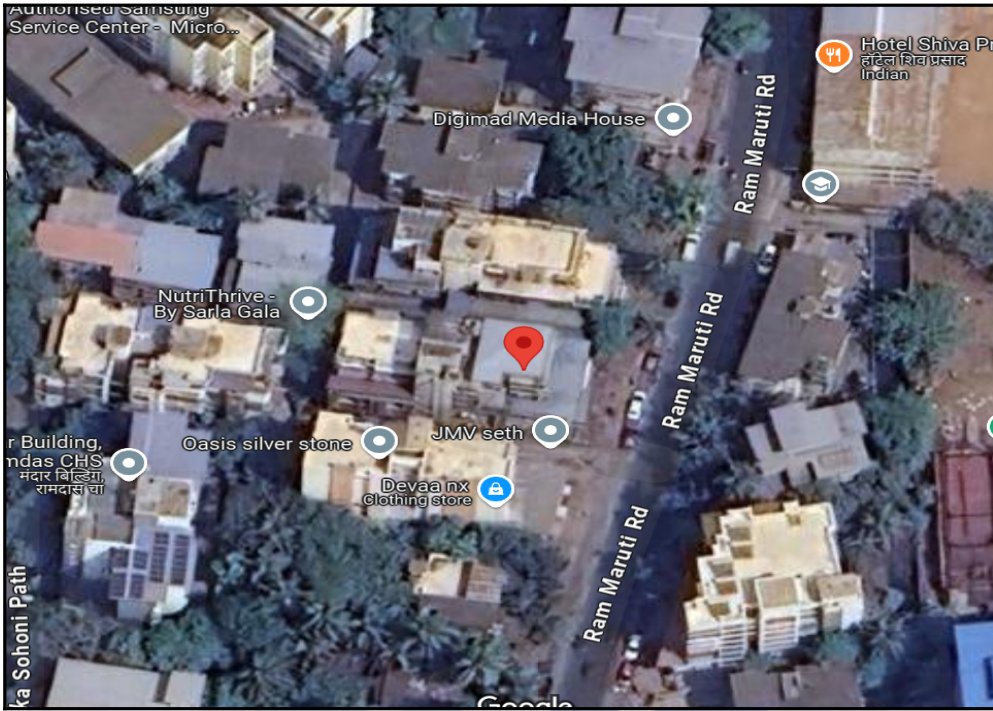
## Actual Site Photographs



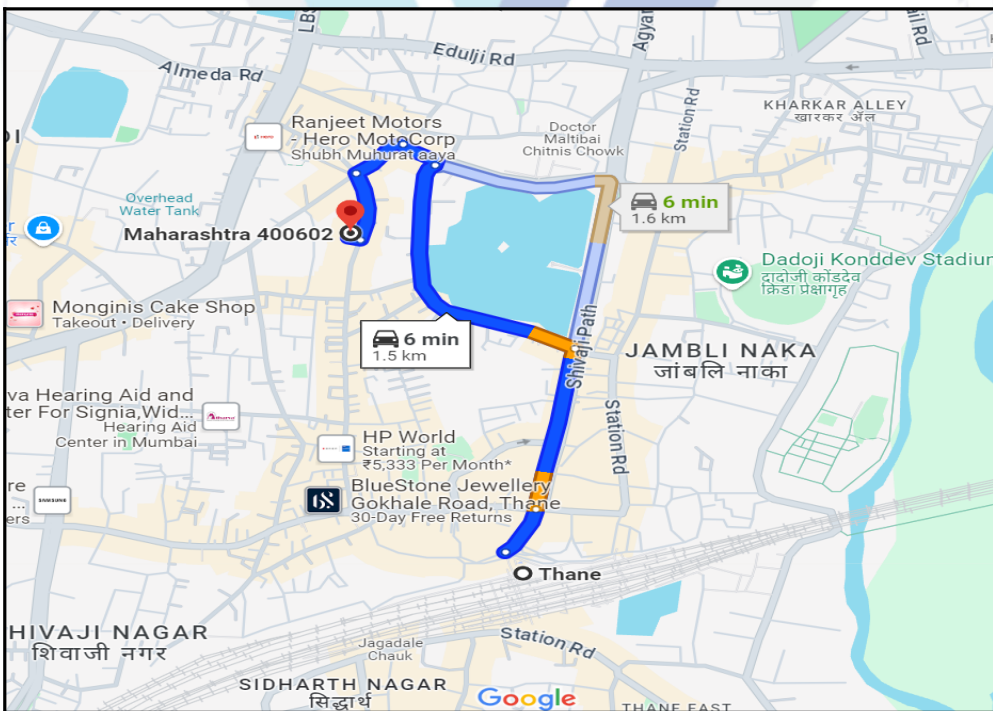
## Actual Site Photographs



# Route Map of the property



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



**Longitude Latitude: 19°11'37.1"N 72°58'21.2"E**

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




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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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
5/16-5क) वागळे औद्योगिक वसाहत भुखंड ए-टाईप	45100	130100	143000	161400	143000	चौ. मीटर	प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	130100			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,30,100.00</b>	<b>Sq. Mtr.</b>	<b>12,087.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45100			
The difference between land rate and building rate(A-B=C)	85,000.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,18,200.00</b>	<b>Sq. Mtr.</b>	<b>10,981.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors



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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



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## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	489.00	586.80	704.16
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹25,358.00	₹21,132.00	₹17,610.00

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, BINU S. ▾
Post P

Home » Property in Thane » Bhaskar Colony » Apartment in Bhaskar Colony » 1 BHK » 550 Sq-ft

₹1.24 Cr

EMI - ₹ 56k | [Get pre-approved loan](#)

1 BHK 550 Sq-ft Flat For Sale [Bhaskar Colony, Thane](#)

1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

**Carpet Area**  
489 sqft - ₹ 25,358/sqft

**Floor**  
10 (Out of 18 Floors)

**Facing**  
East

**Developer**  
[Arvij Builder and Developer Pvt Ltd](#)

**Transaction Type**  
Resale

**Lifts**  
3

**Project**  
[Manas Society](#)

**Status**  
Ready to Move

**Furnished Status**  
Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Contact Agent

Jay Solanki +91-98

Get Pho

Download

**More Details**

Price Breakup	₹1.24 Cr   ₹2,500 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51700016836
Address	Naupada, Thane, Bhaskar Colony, Thane, Maharashtra
Landmarks	Manas Coop Hsg Soc, Bhaskar Colony,
Furnishing	Unfurnished
Flooring	Vitrified

[View all details ▾](#)

Description: Manas Society is strategically located in Naupada in the city of Thane and is a wellplanned project. Spread over a vast area of 1 Acre, the project is a well-established one. This p... [Read more](#)

Contact Agent

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	747.00	896.40	1,075.68
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹22,758.00	₹18,965.00	₹15,804.00

99acres

Buy ▾

📍
🔍

Post property FREE

Home > Property in Thane > Flats in Thane > Flats in Ram Maruti Road > 3 BHK Flats in Ram Maruti Road Posted on Jun 30, 2024 |

₹1.7 Cr

@ 22,757 per sq.ft.

Estimated EMI ₹1,35,780

3BHK 3Baths

Flat/Apartment for Sale

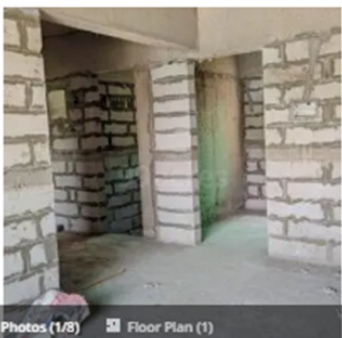
in veer Galaxy Ram Maruti Road Thane W, Ram Maruti Road, Thane

[Contact](#)

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

Overview
Owner Details
Price Trends
Registry Record
Locality Reviews
Recomi >

Property (9)



Photos (1/8) Floor Plan (1)

Area

Carpet area: 747 sq.ft. (69.4 sq.m.)

Price

₹1.7 Crore

@ 22,757 per sq.ft. (All inclusive, Negotiable)

Floor Number

3<sup>rd</sup> of 7 Floors

Overlooking

Main Road

Configuration

3 Bedrooms, 3 Bathrooms, No Balc

[View Floor Plan](#)

Address

veer Galaxy Ram Maruti Road Than

Ram Maruti Road, Thane

Facing

North-West

Possession in

Within 6 months

**Places nearby** View All

Ram Maruti Road, Thane


SWAMI SAMARTHA MAHARAJAS MATH
Gajanan Maharaj Temple
Indian bank ATM
Bank of india ATM
H

Why should you consider this property?

Close to Hospital
Close to Market
Overlooking Main Road
Ceramic Flooring
Full Power Backup
24\*7 Water
On-Call Maintenance

Close to Railway Station
Parking Available

Transaction Type: Resale ⓘ	Property Ownership: Co-operative S... ⓘ	Flooring: Ceramic	Furnishing: Unfurnished
Width of facing road: 50.0 Feet	Parking: 1 Covered	Water Source: Municipal corporati...	Power Backup: Full
Property Code: C76052151			
<a href="http://www.99acres.com/C76052151">www.99acres.com/C76052151</a>			




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 1720 MH2010 PTC207809



## Price Indicators

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	710.00	852.00	1,022.40
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹23,521.00	₹19,601.00	₹16,334.00

1582174

09-06-2024

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Module.For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 15821/2024

नोंदणी :

Regn:63m

### गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11506437.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्र. 602,6वा मजला,सहयोग बिल्डींग,महाराष्ट्र बँक इम्प्लॉईस को. ऑप. ही. सोसायटी लि,राम मारुती रोड,नौपाडा,ठाणे. सदनिकाचे क्षेत्र 710 चौ. फुट कारपेट.( ( Survey Number : Survey No. 363A, Hissa No. 12(Pt), Tika No. 12, C.T.S. No. 178 ; ) )
(5) क्षेत्रफळ	710 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:-अनघा पुरुषोत्तम आठल्ये - वय:-73 पत्ता:-प्लॉट नं: फ्लॉट नं. 602, माळा नं: 6वा मजला, इमारतीचे नाव: महाराष्ट्र बँक इम्प्लॉईज सोसायटी, ब्लॉक नं: -, रोड नं: सहयोग, राम मारुती रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AFDPA0327E 2): नाव:-मान्यता देणार- राहुल पुरुषोत्तम आठल्ये - वय:-46 पत्ता:-प्लॉट नं: फ्लॉट नं. 505, , माळा नं: 5वा मजला, एफ विंग,, इमारतीचे नाव: 7- अवेण्यूएस, ब्लॉक नं: -, रोड नं: बालेवाडी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-AGFPA0841E 3): नाव:-मान्यता देणार- शितल पुरुषोत्तम आठल्ये तर्फे कु.मू.धा. अनघा पुरुषोत्तम आठल्ये - वय:-73 पत्ता:-प्लॉट नं: फ्लॉट नं. 602, माळा नं: 6वा मजला, इमारतीचे नाव: महाराष्ट्र बँक इम्प्लॉईज सोसायटी, ब्लॉक नं: -, रोड नं: सहयोग, राम मारुती रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BLMPA2250A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन राजेंद्र पवार - वय:-33; पत्ता:-प्लॉट नं: फ्लॉट नं. बी/201, माळा नं: 2रा मजला, इमारतीचे नाव: सोमेश्वर पार्क, निवासी विभाग, फेस 2, ब्लॉक नं: -, रोड नं: एमआयडीसी, डोंबिवली, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-BHIPP5879A
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15821/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1169000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	708.33	850.00	1,020.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,882.00	₹18,235.00	₹15,196.00

76536

14-02-2024

Note:-Generated Through eSearch

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सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 76/2024

नोंदणी :

Regn:63m

गावाचे नाव : नौपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	15500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9178638
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 202, माळा नं: 2 रा मजला, इमारतीचे नाव: ईशान को - ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: राम मारुती रोड,नौपाडा, रोड : परांजपे हॉस्पिटल जवळ,ठाणे पश्चिम,ठाणे, इतर माहिती: सदनिकेचे एकूण क्षेत्र 850 चौ फूट बिल्ट - अप( ( C.T.S. Number : 20, हिस्सा नंबर 2- ए, टीका नंबर १६ ; ) )
(5) क्षेत्रफळ	850 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:-शांताबेन हंसराज गाला वय:-65 पत्ता:-प्लॉट नं: सदनिका क्र- 202, माळा नं: -, इमारतीचे नाव: ईशान बिल्डिंग, ब्लॉक नं: राम मारुती रोड, रोड नं: परांजपे हॉस्पिटल जवळ, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AHDPG6392H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुर मनोहर राव वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र 45/1797, माळा नं: -, इमारतीचे नाव: अपना घर हौसिंग सोसायटी, ब्लॉक नं: एम एच बी कॉलनी, पोखरण रोड नंबर 1, रोड नं: वर्तक नगर, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AIHPR7238L 2): नाव:-हर्षदा मधुर राव वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र 45/1797, माळा नं: -, इमारतीचे नाव: अपना घर हौसिंग सोसायटी, ब्लॉक नं: एम एच बी कॉलनी, पोखरण रोड नंबर 1, रोड नं: वर्तक नगर, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ABHPW1494N
(9) दस्तऐवज करून दिल्याचा दिनांक	02/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	02/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	76/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1085000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
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 **3rd October 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 **₹ 1,37,33,468.00 (Rupees One Crore Thirty Seven Lakhs Thirty Three Thousands Four Hundred And Sixty 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



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