



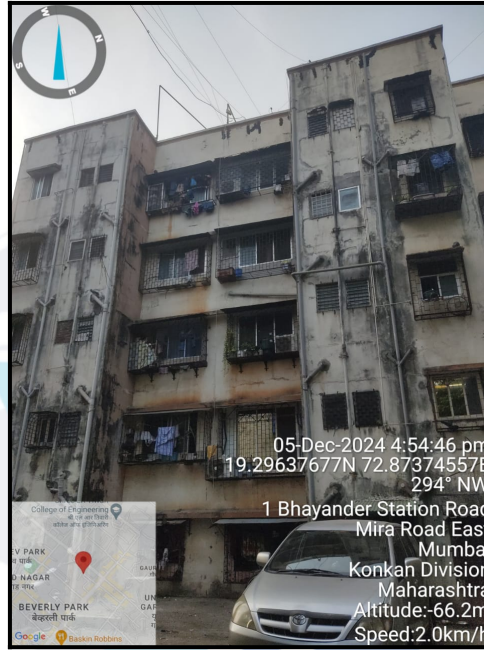
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MSME Reg No: UDYAM-MH-18-0083617
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty**

Residential Flat No. 401, 4th Floor, Building No 1, "Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India.

Latitude Longitude : 19°17'46.2"N 72°52'26.3"E

Intended User:

Cosmos Bank

Santacruz (East) Branch

Shop No.1 & 2, Gr. Floor, Arun CHS , Plot No.47-A, Golibar Road, Near R K Hospital, Santacruz (East), Mumbai - 400055

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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, Building No 1, "**Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd**", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty**.

Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Tulip Building
West	: Om Ram Sagar Apartemnt

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 **₹ 33,12,000.00 (Rupees Thirty Three Lakhs Twelve 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/87/2022-23

Encl.: Valuation report



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Residential Flat No. 401, 4th Floor, Building No 1, "Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, 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 10.03.2025 for Bank Loan Purpose.
1	Date of inspection	05.12.2024
3	Name of the owner / owners	Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty
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, Building No 1, "Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India. Contact Person : Mr. Mahendra Karunakar Shetty (Owner) Contact No. 9324567827
6	Location, Street, ward no	Next to Beverly Kanakia Road, Near Cinemax Theatre Village - Navghar, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Navghar New Survey No - 296/10(Part)
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. = 282.00 (Area as per Site measurement) Saleable Area in Sq. Ft. = 360.00 (Area As Per Agreement for sale)



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13	Roads, Streets or lanes on which the land is abutting	Village - Navghar, Mira Road (East) Taluka - Thane, District - Thane, Pin - PIN - 401 107
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. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty
	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 MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	7,600.00 (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 – 2001 (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, Santacruz (East) Branch Branch to assess Fair Market Value as on 10.03.2025 for Residential Flat No. 401, 4th Floor, Building No 1, "**Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd**", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.- Dated 26.12.2000 between M/s. Darshan Enterprises (The Builder) And Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty(The Purchasers).
2)	Copy of Occupancy Certificate No.MNP / NR / 972 / 6842 / 2001 - 02 Dated 27.11.2001 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Electricity Bill Consumer No.9000 0041 1418 dated 12.11.2024 in the name of Mr. Mahendra Karunakar Shetty & Mrs. Vishakha Mahendra Shetty issued by Tata Power.
4)	Copy of Society Letter Document No. regarding Building Number mentioned in Occupancy Certificate issued by Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd.

Location

The said building is located at Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107. The property falls in Residential Zone. It is at a traveling distance 3.3 Km. from Mira Road Railway Station.

Building

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

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open-Conduit plumbing with Casing Capping Electrical wiring etc.

Valuation as on 10th March 2025



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The Built Up Area of the Residential Flat	: 360.00 Sq. Ft.
---	------------------

Deduct Depreciation:

Year of Construction of the building	: 2001 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 24 Years
Cost of Construction	: 360.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,00,000.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$: 36.00%
Amount of depreciation	: ₹ 3,24,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 67,360/- per Sq. M. i.e. ₹ 6,258/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 57,654/- per Sq. M. i.e. ₹ 5,356/- per Sq. Ft.
Value of property	: 360.00 Sq. Ft. X ₹ 10,100 = ₹36,36,000
Total Value of property as on 10th March 2025	: ₹36,36,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 10th March 2025	: ₹ 36,36,000.00 - ₹ 3,24,000.00 = ₹ 33,12,000.00
Total Value of the property	: ₹ 33,12,000.00
The realizable value of the property	: ₹29,80,800.00
Distress value of the property	: ₹26,49,600.00
Insurable value of the property (360.00 X 2,500.00)	: ₹9,00,000.00
Guideline value of the property (360.00 X 5356.00)	: ₹19,28,160.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, Building No 1, "Shree Laxmi Darshan Co-Op. Hsg. Soc. Ltd", Shree Laxmi Park, Next to Beverly Kanakia Road, Near Cinemax Theatre, Village - Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India for this particular purpose at **₹ 33,12,000.00 (Rupees Thirty Three Lakhs Twelve Thousands Only)** as on 10th March 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10th March 2025** is **₹ 33,12,000.00 (Rupees Thirty Three Lakhs Twelve 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



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subject to document as mentioned in valuation report.

3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

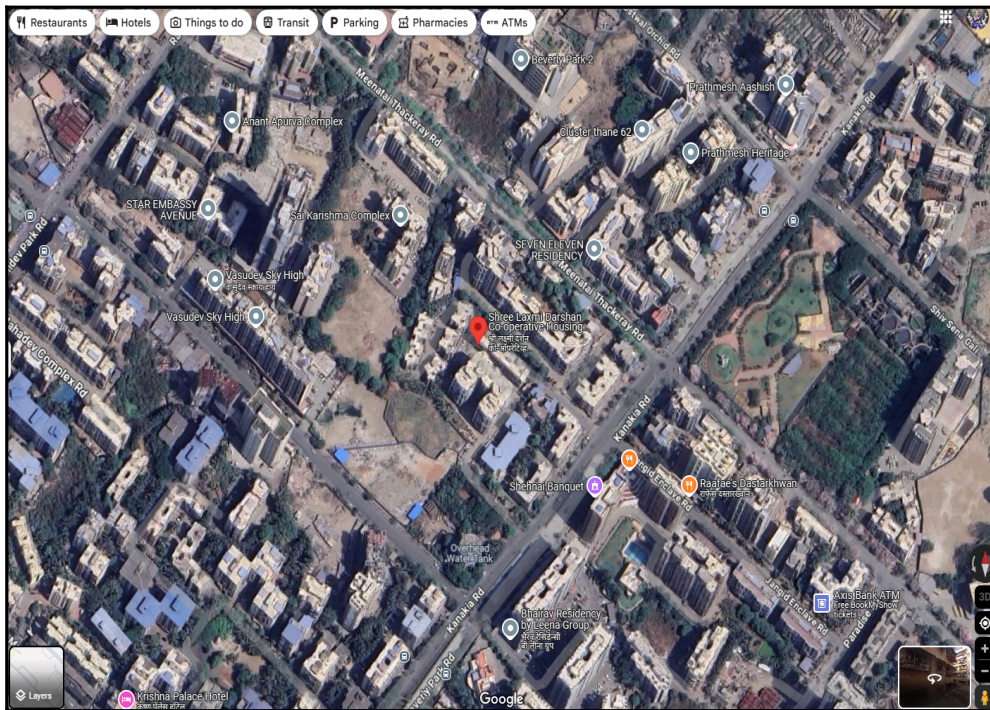
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2001 (As per occupancy certificate)				
4	Estimated future life	: 36 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, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open-Conduit plumbing with Casing Capping 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	: 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

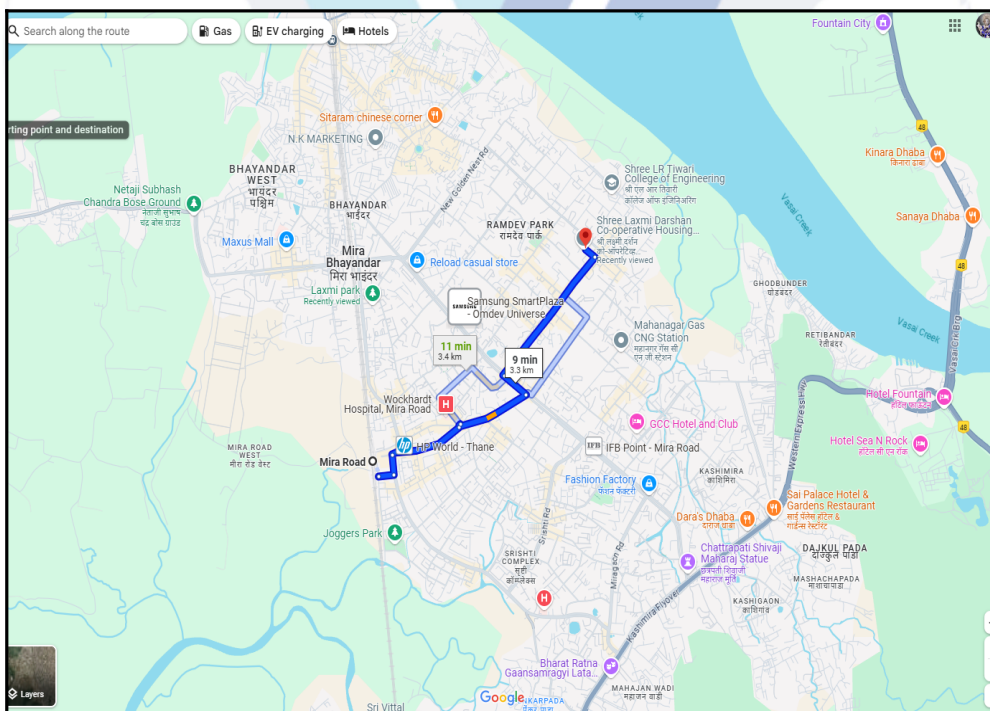
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°17'46.2"N 72°52'26.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 3.3 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/41-डब्ल्यु भु-विभाग नवघर गांवातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	84200			
Decrease by 20% on Flat Located on 4 th Floor	16840			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	67,360.00	Sq. Mtr.	6,258.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26920			
The difference between land rate and building rate(A-B=C)	40,440.00			
Percentage after Depreciation as per table(D)	24%			
Rate to be adopted after considering depreciation [B + (C X D)]	57,654.00	Sq. Mtr.	5,356.00	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%



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c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	375.00	450.00	540.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹14,667.00	₹12,222.00	₹10,185.00

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1 BHK Flat In Shree Laxmi Darshan Chs For Sale ...
Shree Laxmi Darshan co-operative Housing Society, Beverly Par...

₹ 55 Lacs
Negotiable

₹ 31,522/Month
Estimated EMI

450
Sq.Ft

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Photos
Location
Shortlist

1 Bedroom <small>No. of Bedroom</small>	Oct 7, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Shree Laxmi Darsh... <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: Central Bank Of India - Dahisar West Branch Mira Road Station Kunjan Yoga And Wellness

Ashirwad Maternity & Nursing Home Anand Nagar

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹2.4 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 450 Sq.Ft	Carpet Area 335 Sq.Ft
Furnishing Status Unfurnished Furnish Now	Facing North
Floor 0/2	Parking None

Activity On This Property

👁️ 90
Unique Views
❤️ 1
Shortlists
🗨️ 1
Contacted

Powered By: NBEstimate

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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC201709

Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	440.97	529.17	635.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,473.00	₹10,394.00	₹8,661.00

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Map

Sakhavat Ali Shaikh

Laxmi Park

1 Bedroom 635 Sq.Ft. Apartment in Mira Road Mumbai

Listing ID #6411422

₹ 55 L

- 1 Bedroom
- Semi-Furnished
- 2 Bathroom
- 635 Sq.Ft. (Saleable Area)
- Road View
- 4th Floor out of 4 Floors

Recent Registered Sale
Jun 2024 ₹ 40 L 395 Sq.ft

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- Lowest ROI

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- Govt. Value, Rental Value

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- Transaction Every 15 Minutes

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Amenities
Agent Overview
About Project
Data Intelligence
Reviews
Map and Landmarks
Hot Selling
Similar

Key Highlights

Prime Location

Wide Road

Vastu compliant

Affordable

Newly Built

(District sale) Price. 55 lakhs.
1bhk for sale,660 sft ..
with master bedroom ,
modular kitchen,
Gas pipeline, oc available.
BMC water. 7yr old building..
(with still car parking)
(4 storage building) with lift.... Location kanakia,Laxmi park opposite new joggers park.

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- Timely Delivery Assurance

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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	620.72	744.86	893.83
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,888.00	₹10,740.00	₹8,950.00

1801576
09-09-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4
दस्त क्रमांक : 18015/2024
नोंदणी :
Regn:63m

गावाचे नाव : नवघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6117972
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असत्यास)	1) पालिकेचे नाव-मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: विलेज नवघर झोन उब्लु 11/41,सदनिका नं 604,6वा मजला,मार्स बिल्डींग,वासुदेव प्लेनेट को. ऑप. हो. सो. ली.,लक्ष्मी पार्क जवळ,कनकिया रोड,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ - 69.20 चौ.मी.बिल्टअप,नवीन सर्वे नं.- 58/2,6,9,7,8,4,5,3,57/22,62/13,14,जुना सर्वे नं. - 296/2,6,9,7,8,4,5,3,297/22,290/13,14((Survey Number : 58/2, 6, 9, 7, 8, 4, 5, 3, 57/22, 62/13,14 ;))
(5) क्षेत्रफळ	69.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-कृपाशंकर एम पांडेय - - वय:-81 पत्ता:-प्लॉट नं: सदनिका नं 604, माळा नं: 6वा मजला, इमारतीचे नाव: मार्स बिल्डींग, वासुदेव प्लेनेट को. ऑप. हो. सो. ली. , ब्लॉक नं: लक्ष्मी पार्क जवळ, कनकिया रोड, रोड नं: मीरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-ADUPP0083H 2): नाव.-शैलकुमारी के पांडेय - - वय:-79 पत्ता:-प्लॉट नं: सदनिका नं 604, माळा नं: 6वा मजला, इमारतीचे नाव: मार्स बिल्डींग, वासुदेव प्लेनेट को. ऑप. हो. सो. ली. , ब्लॉक नं: लक्ष्मी पार्क जवळ, कनकिया रोड, रोड नं: मीरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 फॅन नं:-ASBPP2514M
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-रवी बाबुराव मस्कर - - वय:-43; पत्ता:-प्लॉट नं: सदनिका नं 106, माळा नं: - , इमारतीचे नाव: ओम कृष्णा को. ऑप. हो. सो. ली, ब्लॉक नं: आचोले रोड, साई धाम टॉवर मागे, रोड नं: नालासोपारा पूर्व,पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401209 फॅन नं:-AYJPM3814D 2): नाव.-विद्या रवी मस्कर - - वय:-35; पत्ता:-प्लॉट नं: सदनिका नं 106, माळा नं: - , इमारतीचे नाव: ओम कृष्णा को. ऑप. हो. सो. ली, ब्लॉक नं: आचोले रोड, साई धाम टॉवर मागे, रोड नं: नालासोपारा पूर्व,पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401209 फॅन नं:-CXWPM1179D
(9) दस्तावेज करून दिल्याचा दिनांक	06/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/09/2024

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	383.91	460.69	552.83
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,998.00	₹10,832.00	₹9,026.00

13356393 05-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 10 दस्त क्रमांक : 13356/2024 नोदणी : Regn:63m
गावाचे नाव : नवघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4990000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3603760	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन ; इतर माहिती : इतर माहिती: विलेज नवघर झोन उब्लु 11/41,सदनिका नं 102,1ला मजला,विलेजिंग नं 1,ओनीक्स को. ऑप. हौ. सो. ली.,लक्ष्मी पार्क,कनकिया,एमबीएमसी गार्डन मागे,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ - 42.80 चौ.मी.बिल्टअप,नवीन सर्वे नं.- 63/1,3,जुना सर्वे नं. - 291/1,3((Survey Number : 63/1,3 ;))	
(5) क्षेत्रफळ	42.80 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:-उदय प्रकाश सिंह -- वय:-47 पत्ता:-प्लॉट नं. सदनिका नं 102, माळा नं. 1ला मजला, इमारतीचे नाव: विलेजिंग नं 1, ओनीक्स को. ऑप. हौ. सो. ली., ब्रॉक नं. लक्ष्मी पार्क, कनकिया, एमबीएमसी गार्डन मागे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-BDHPS6732A 2): नाव:-दीप्ती सिंह -- वय:-47 पत्ता:-प्लॉट नं. सदनिका नं 102, माळा नं. 1ला मजला, इमारतीचे नाव: विलेजिंग नं 1, ओनीक्स को. ऑप. हौ. सो. ली., ब्रॉक नं. लक्ष्मी पार्क, कनकिया, एमबीएमसी गार्डन मागे, रोड नं. मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-EFFPS6108B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमान अलीमिया कागडी -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्रॉक नं. झफ क्लब वाडिया बंगलो समोर, अभिषेक अपार्टमेंट, 4, बंगलो रोड, रोड नं. अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं.-AONPK9352C 2): नाव:-जैनब अमान कागडी -- वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्रॉक नं. झफ क्लब वाडिया बंगलो समोर, अभिषेक अपार्टमेंट, 4, बंगलो रोड, रोड नं. अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं.-BLLPS0906G	
(9) दस्तऐवज करून दित्याचा दिनांक	22/07/2024	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th March 2025**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably 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 **₹ 33,12,000.00 (Rupees Thirty Three Lakhs Twelve 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/87/2022-23



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An ISO 9001 : 2015 Certified Company

