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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. Santosh Manohar Pawar**

Residential Flat No. 701, 7th Floor, Building No A-2, "Shubham Residency Co-Op. Hsg. Soc. Ltd. ",
Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State -
Maharashtra, Country - India.

Latitude Longitude : 19°12'40.7"N 73°0'51.0"E

Intended User:

Cosmos Bank
Mulund East

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti",
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400
081, State – Maharashtra, Country – India

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701, 7th Floor, Building No A-2, "**Shubham Residency Co-Op. Hsg. Soc. Ltd.**", Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Santosh Manohar Pawar**.

Boundaries of the property

North : Internal Road & Riviera Building
South : Nature Glory Tower
East : Building No. A-1
West : Open Plot

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 **₹ 74,41,875.00 (Rupees Seventy Four Lakhs Forty One Thousands Eight Hundred And Seventy Five 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. 701, 7th Floor, Building No A-2, "Shubham Residency Co-Op. Hsg. Soc. Ltd. ", Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, 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 13.12.2024 for Housing Loan Purpose.
1	Date of inspection	10.12.2024
3	Name of the owner / owners	Mr. Santosh Manohar Pawar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 701, 7 th Floor, Building No A-2, "Shubham Residency Co-Op. Hsg. Soc. Ltd. ", Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India. Contact Person : Mr. Santosh Manohar Pawar (Owner) Contact No. 8369831046
6	Location, Street, ward no	Kalwa Village - Kharegaon, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Kharegaon New Survey No - Gat No. 58
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. = 534.40 (Area as per Site measurement) Carpet Area in Sq. Ft. = 353.00 Dry Balcony Area in Sq. Ft. = 18.00 Balcony Area in Sq. Ft. = 31.00 Terrace Area in Sq. Ft. = 132.00 Built Up Area in Sq. Ft. = 735.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Kharegaon, Thane (West) Taluka - Thane, District - Thane, Pin - PIN - 400 605
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,100.00 (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 – 2014 (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.
<p>Remark: As per actual site measurement, the Carpet area is 535.00 Sq. Ft. and Built-up area mentioned in the agreement is 735.00 Sq. Ft. The loading on carpet to built-up is 38%, hence, we have adjusted the rate accordingly.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 701, 7th Floor, Building No A-2, "Shubham Residency Co-Op. Hsg. Soc. Ltd. ", Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Santosh Manohar Pawar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10353 / 2010 Dated 31.08.2010 between M/s. Shubham Construction Company(The Builder) And Mr. Santosh Manohar Pawar(The Purchaser).
2)	Copy of Occupancy Certificate No.2007 / 26 / TMC / TDD / 60 Dated 20.06.2014 issued by Thane Municipal Corporation.
3)	Copy of Approved Building Plan No.2007 / 26 / TMC / TDD / TPS / 407 Dated 30.10.2010 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605. The property falls in Residential Zone. It is at a traveling distance 3.3 Km. from Kalwa Railway Station.

Building

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

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed Plumbing with Conduit & Concealed Electrical wiringetc.

Valuation as on 13th December 2024

The Built Up Area of the Residential Flat	:	735.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	735.00 Sq. Ft. X ₹ 2,500.00 = ₹ 18,37,500.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 2,75,625.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,365/- per Sq. M. i.e. ₹ 5,980/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 59,319/- per Sq. M. i.e. ₹ 5,511/- per Sq. Ft.
Value of property	:	735.00 Sq. Ft. X ₹ 10,500 = ₹77,17,500
Total Value of property as on 13th December 2024	:	₹77,17,500.00

(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 13th December 2024	:	₹ 77,17,500.00 - ₹ 2,75,625.00 = ₹ 74,41,875.00
Total Value of the property	:	₹ 74,41,875.00
The realizable value of the property	:	₹66,97,688.00
Distress value of the property	:	₹59,53,500.00
Insurable value of the property (735.00 X 2,500.00)	:	₹18,37,500.00
Guideline value of the property (735.00 X 5511.00)	:	₹40,50,585.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7th Floor, Building No A-2, "Shubham Residency Co-Op. Hsg. Soc. Ltd. ", Kalwa, Village - Kharegaon, Thane (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India for this particular purpose at **₹ 74,41,875.00 (Rupees Seventy Four Lakhs Forty One Thousands Eight Hundred And Seventy Five Only)** as on 13th December 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 **13th December 2024** is **₹ 74,41,875.00 (Rupees Seventy Four Lakhs Forty One Thousands Eight Hundred And Seventy Five 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.



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For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

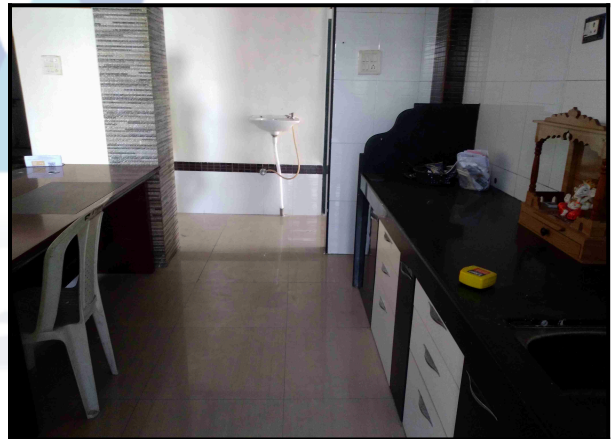
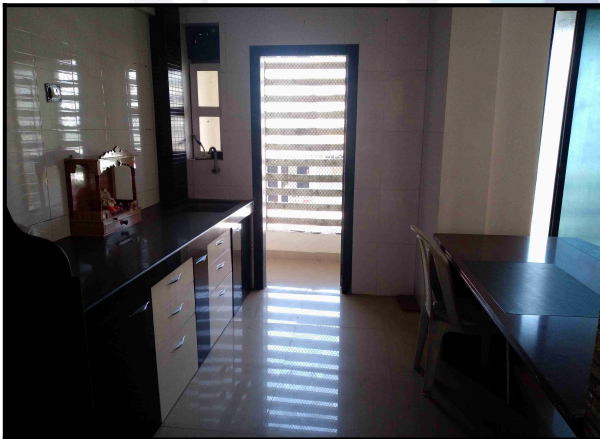
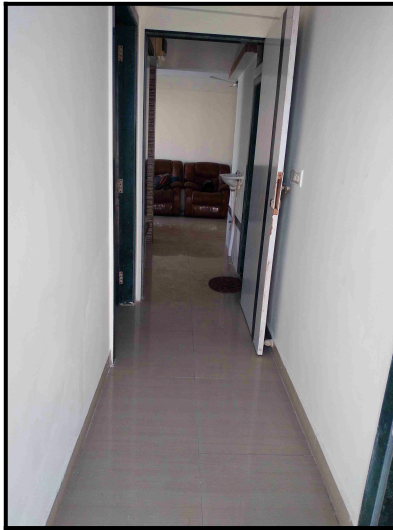
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

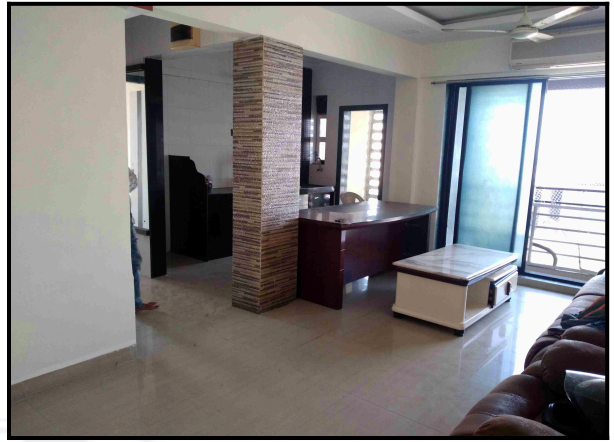
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 7 th Floor				
3	Year of construction	: 2014 (As per occupancy certificate)				
4	Estimated future life	: 50 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Plumbing with Conduit & Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 1Lift 
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

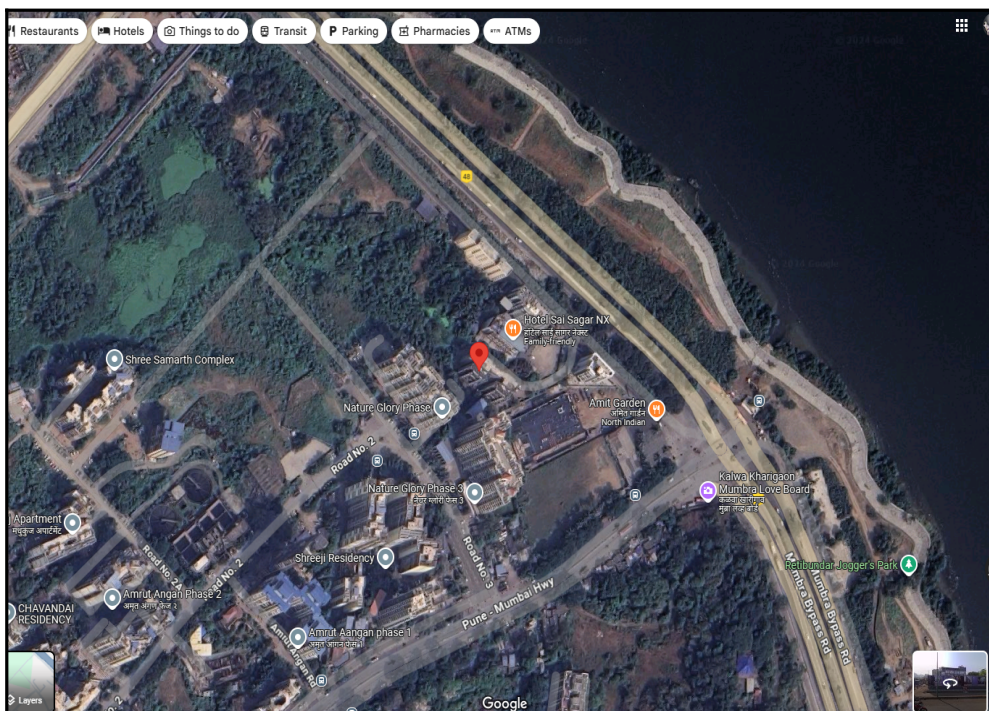
Actual Site Photographs



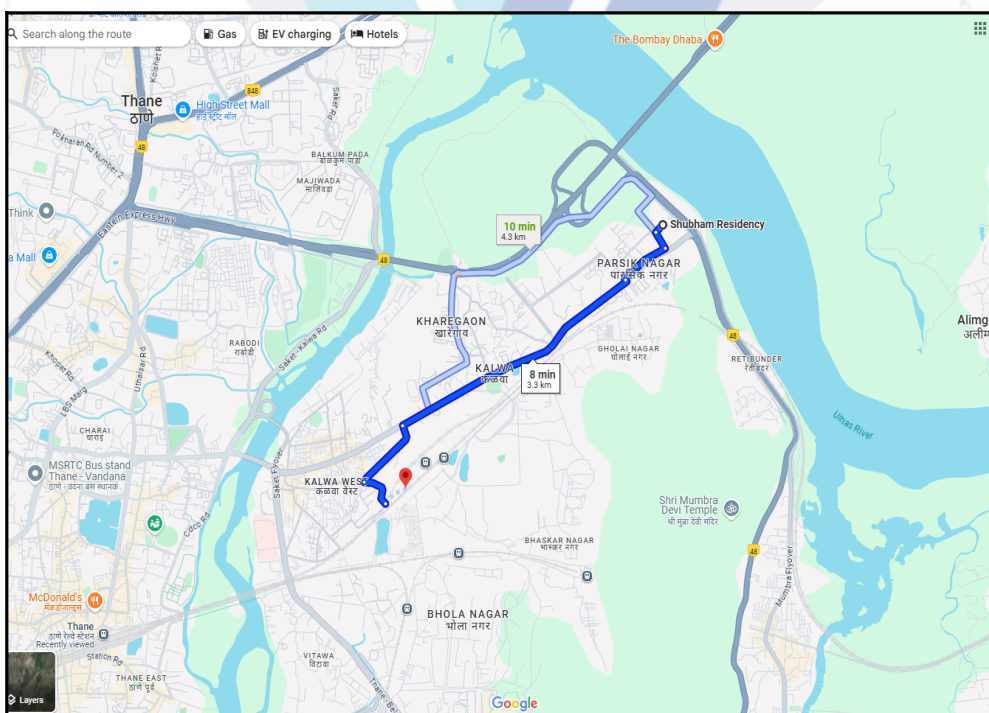
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'40.7"N 73°0'51.0"E

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

Ready Reckoner Rate

DIVISION / VILLAGE : KHARIGAON 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	10B) Remaining properties. Gaothan					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	15/61	13900	61300	61900	76600	61900
Gaothan, Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	61300			
Increase by 5% on Flat Located on 7 th Floor	3065			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,365.00	Sq. Mtr.	5,980.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	13900			
The difference between land rate and building rate(A-B=C)	50,465.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	59,319.00	Sq. Mtr.	5,511.00	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



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Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,200.00	₹11,000.00	-

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Home / Thane / Kalwa / Apartment for Sale in Kalwa / 1 BHK Flat Last updated: Dec 1, 2024


1 BHK Flat

Parsik nagar, Parsik Nagar, Kalwa, Thane

₹66.0 L
EMI starts at ₹34.95 K

₹11 K/sq.ft

Contact Seller



600 sq.ft
Built Up Area

₹11 K/sq.ft
Avg. Price

8 Year Old
Age of property

Ready to move
Possession status

Higher i
of 7 floors


North-East facing
Facing

Semi Furnished
Furnishing


OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Location
Parsik nagar, Parsik Nagar, Kalwa, Thane

Around This Property



School
Padmavati Venkatesh High School and Jr. College
3 mins
(2.1 km)




Hospital
Chhatrapati Shivaji Maharaj Hospital, Kalwa
3 mins
(2.3 km)

View more on Maps

Great choice! Better priced property in this area

Contact Seller



Dishant Mohite
HOUSING EXPERT
+9189289.....

Please share your contact

Name

+91 Phone

Email

Property Overview

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,400.00	₹12,833.00	-

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⋮

1 BHK Flat In Sanghvi Valley For Sale...

Pune - Mumbai Hwy, Parsik Nagar, Kalwa, Thane

Loan Verified

₹ 77 Lacs

Negotiable

₹ 44,132/Month

Estimated EMI

600

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bhk Flat for Sale in Thane / Property Details

Photos
Location

Shortlist

1 Bedroom <small>No. of Bedroom</small>	Dec 9, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Sanghvi Valley <small>Apartment</small>
Car <small>Parking</small>	Full <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: [Bank Of Baroda](#) [Tulsidham](#) [Mango Hotels - Airoli, Navi Mumbai](#) [Jupiter Hospital Thane](#)

[MovieMax - Wonder Mall](#)

Overview

<p>Age of Building 3-5 Years</p> <p>Maintenance Charges ₹3.3 Per Sq.Ft/M</p> <p>Builtup Area 600 Sq.Ft</p> <p>Furnishing Status Unfurnished Furnish Now</p> <p>Floor 4/16</p>	<p>Ownership Type Self Owned</p> <p>Flooring Vitrified Tiles</p> <p>Carpet Area 450 Sq.Ft</p> <p>Facing Don't Know</p> <p>Parking Car</p>
--	--

Activity On This Property

🔍 16

Unique Views

❤️ 0

Shortlists

🗨️ 2

Contacted

Powered By : NBEstimate

Similar Properties

1 BHK Flat In Sangvi V...

Parsik Nagar, Kalwa Thane, Ma...

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	447.00	536.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,163.00	₹9,303.00	-

21168536	सूची क्र.2	दुष्यम निबंधक : दु.नि. ठाणे 9
17-11-2024		दस्ता क्रमांक : 21168/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : खारेगाव		
(1)वित्तेखाचा प्रकार	करारनामा	
(2)मोबदला	4999000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3422226	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे – पारसिक ता व जि. ठाणे येथील गट क्र. 47/2,48/1,2,49/3,गाव खारी आणि गट क्र. 130/1,येथील फ्लॉट नं. 701,सातवा मजला,बिल्डींग नं. ए-2,श्रीजी रेसिडेन्सी बिल्डींग नं. ए-1,ए-2,बी सीएचएस.लि., पारसिक नगर,पारसिक,कळवा,ठाणे. येथील फ्लॉटचे क्षेत्र 447 चौ.फुट(कार्पेट). सोबत एक ओपन कार पार्किंग स्पेस नं.59. झोन - 15/61 10ब...((GAT NUMBER : गट क्र. 47/2, 48/1, 2, 49/3, गाव खारी आणि गट क्र. 130/1. ;))	
(5) क्षेत्रफळ	447 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उपेंद्र संजय बेर्डे - वय:-39 पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. 701, सातवा मजला, बिल्डींग नं. ए-2, श्रीजी रेसिडेन्सी बिल्डींग नं. ए-1, ए-2, बी सीएचएस.लि., पारसिक नगर, पारसिक, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं.-AQUPB0435A	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता प्रमोद चव्हाण - वय:-52; पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. बी-12, हर्षिलिया कॉलनी, तक्षशिला सोसायटी, खेर्डी, रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415604 पॅन नं.-ASXPC2151P 2): नाव:-प्रणित प्रमोद चव्हाण वय:-28; पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. बी-12, हर्षिलिया कॉलनी, तक्षशिला सोसायटी, खेर्डी, रत्नागिरी, महाराष्ट्र, रत्नागिरी. पिन कोड:-415604 पॅन नं.-BPDPC2236P	
(9) दस्ताऐवज करून दिल्याचा दिनांक	25/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	21168/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	350000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	539.17	647.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,427.00	₹10,355.00	-

9836536	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9
17-05-2024		दस्त क्रमांक : 9836/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : खारी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6700000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3870267.45	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 706/सी विंग.7 वा मजला,समर्थ कॉम्प्लेक्स सी विंग को-ऑप.हौ.सो.लि.,मौजे खारी,पारसिक नगर,खारीगाव,कळवा,ठाणे 400605 ... सदनिका क्षेत्र 647 चौ.फुट बिल्टअप म्हणजेच 60.13 चौ. मी. बिल्टअप...(झोन नं. 15/61-10ब)((GAT NUMBER : 43 ;))	
(5) क्षेत्रफळ	647 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:-अविनाश रमेशराव हेडाऊ वय:-37 पत्ता:-प्लॉट नं: 706/सी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: समर्थ कॉम्प्लेक्स सी विंग को-ऑप.हौ.सो.लि, ब्लॉक नं: पारसिक नगर,खारिगाव, रोड नं: कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AMYPH95667	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर अरुण चव्हाण वय:-32; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: दत्त चौक, ब्लॉक नं: साई दर्शन केबल ऑफिस जवळ, रोड नं: रेतीबंदर, मुंबा, ठाणे ...AKEPC9970F, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- 2): नाव:-निकिता सुधीर चव्हाण वय:-27; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: दत्त चौक, ब्लॉक नं: साई दर्शन केबल ऑफिस जवळ, रोड नं: रेतीबंदर, मुंबा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CMIPD2784G	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9836/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	469000	
(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 **13th December 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.



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Vastukala Consultants (I) Pvt. Ltd.

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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 **₹ 74,41,875.00 (Rupees Seventy Four Lakhs Forty One Thousands Eight Hundred And Seventy Five 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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