

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Sonali Jigar Vora & Mr. Jigar Dhanjibhai Vora**

Residential Flat No. 201, 2nd Floor, "Aashriyaa Co-Op. Hsg. Soc. Ltd.", Village - Thane, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'54.9"N 72°58'33.7"E

Intended User:

**Cosmos Bank
Bhandup Branch**

THE COSMOS CO. OP. BANK LTD. BHANDUP BRANCH SHOP NO.
1001/1008/1009, STATION PLAZA, 1ST FLOOR, STATION ROAD, BHANDUP
WEST, MUMBAI - 400078. TEL. NO. 022 46167409

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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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Aashriyaa Co-Op. Hsg. Soc. Ltd.", Village - Thane, Thane (West), Taluka - Thane, District - Thane, PIN - 400 601, State - Maharashtra, Country - India belongs to **Mrs. Sonali Jigar Vora & Mr. Jigar Dhanjibhai Vora**.

Boundaries of the property

North : Mavli Mandal Road
South : Residential Building
East : Datta Mandir Road
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 **₹ 1,20,41,204.00 (Rupees One Crore Twenty Lakhs Forty One Thousands Two Hundred And Four 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. 201, 2nd Floor, "**Aashriyaa Co-Op. Hsg. Soc. Ltd.**", Village - Thane, Thane (West), Taluka - Thane ,
District - Thane , PIN - 400 601, 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 29.01.2025 for Housing Loan Purpose.
1	Date of inspection	04.01.2025
3	Name of the owner / owners	Mrs. Sonali Jigar Vora & Mr. Jigar Dhanjibhai Vora
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. 201, 2 nd Floor, " Aashriyaa Co-Op. Hsg. Soc. Ltd. ", Village - Thane, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India. Contact Person : Mrs. Sonali Jigar Vora (Owner) Contact No. 9702525985
6	Location, Street, ward no	Village - Thane, Thane (West) District - Thane
7	Survey / Plot No. of land	CTS No - 72B, Tika No. 11 of Village - Thane
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	<p>Carpet Area in Sq. Ft. = 582.44 (Area as per Site measurement) Carpet Area in Sq. Ft. = 506.00 Balcony Area in Sq. Ft. = 61.00 Dry Balcony Area in Sq. Ft. = 15.00</p> <p>Carpet Area in Sq. Ft. = 644.00 (Area As Per Article of Agreement)</p> <p>Built Up Area in Sq. Ft. = 772.80 (Carpet Area + 20%) Carpet Area in Sq. Ft. = 530.00 Flower Bed Area in Sq. Ft. = 80.00 Dry Area in Sq. Ft. = 34.00</p> <p>All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Thane, Thane (West) Taluka - Thane , District - Thane , Pin - PIN - 400 601
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?	Tenant Occupied - Mr. Pravin Thakkar Occupied Since - Last 1 Year
		If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25		What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26		RENTS	
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Pravin Thakkar Occupied Since - Last 1 Year
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	27,000/- Present 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 – 2019 (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, Bhandup Branch Branch to assess Fair Market Value as on 29.01.2025 for Residential Flat No. 201, 2nd Floor, "Aashriyaa Co-Op. Hsg. Soc. Ltd.", Village - Thane, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India belongs to **Mrs. Sonali Jigar Vora & Mr. Jigar Dhanjibhai Vora**.

We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 15.01.2020 between Shri. Anand M. Dongare(The Vendor) And Mrs. Sonali Jigar Vora & Mr. Jigar Dhanjibhai Vora (The Purchasers).
2)	Copy of Occupancy Certificate No.S2C / 0138 / 17 / TMC / TDD / OCC / 0737 / 19 Dated 31.08.2019 issued by Thane Municipal Corporation.



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3)	Copy of Commencement Certificate No.2007 / 142 / TMC / TDD / 231 Dated 29.10.2011 issued by Thane Municipal Corporation.
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Location

The said building is located at Village - Thane, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601. 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 + 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. 2nd Floor is having 3 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

Valuation as on 29th January 2025

The Carpet Area of the Residential Flat	:	644.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	772.80 Sq. Ft. X ₹ 2,800.00 = ₹ 21,63,840.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$:	9.00%
Amount of depreciation	:	₹ 1,94,796.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 95,700/- per Sq. M. i.e. ₹ 8,891/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 92,412/- per Sq. M. i.e. ₹ 8,585/- per Sq. Ft.
Value of property	:	644.00 Sq. Ft. X ₹ 19,000 = ₹1,22,36,000
Total Value of property as on 29th January 2025	:	₹1,22,36,000.00

(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 29th January 2025	:	₹ 1,22,36,000.00 - ₹ 1,94,796.00 = ₹ 1,20,41,204.00
Total Value of the property	:	₹ 1,20,41,204.00
The realizable value of the property	:	₹1,08,37,084.00
Distress value of the property	:	₹96,32,963.00



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Insurable value of the property (772.80 X 2,800.00)	:	₹21,63,840.00
Guideline value of the property (772.80 X 8585.00)	:	₹66,34,488.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, "Aashriyaa Co-Op. Hsg. Soc. Ltd.", Village - Thane, Thane (West), Taluka - Thane , District - Thane , PIN - 400 601, State - Maharashtra, Country - India for this particular purpose at **₹ 1,20,41,204.00 (Rupees One Crore Twenty Lakhs Forty One Thousands Two Hundred And Four Only)** as on 29th January 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 **29th January 2025** is **₹ 1,20,41,204.00 (Rupees One Crore Twenty Lakhs Forty One Thousands Two Hundred And Four Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION


I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2019 (As per occupancy certificate)				
4	Estimated future life	: 54 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 + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

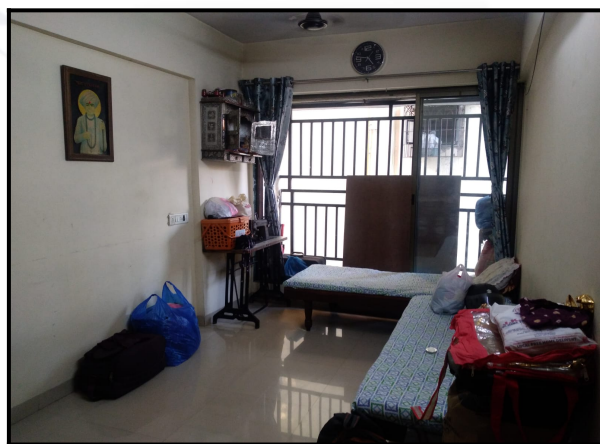
Technical details**Main Building**

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.		:	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

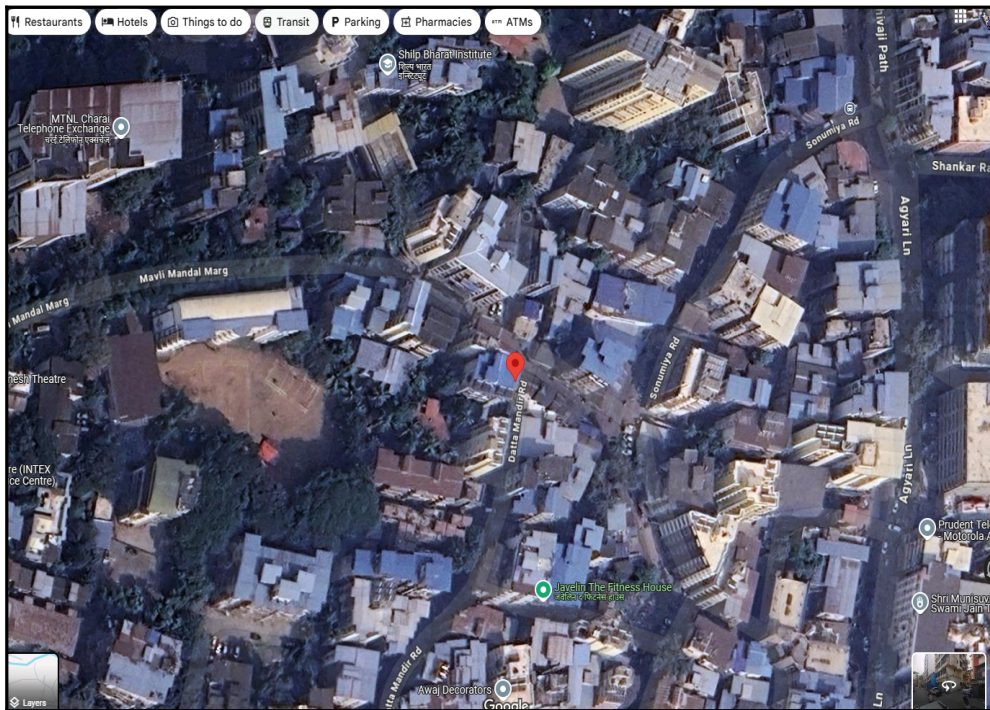
Actual Site Photographs



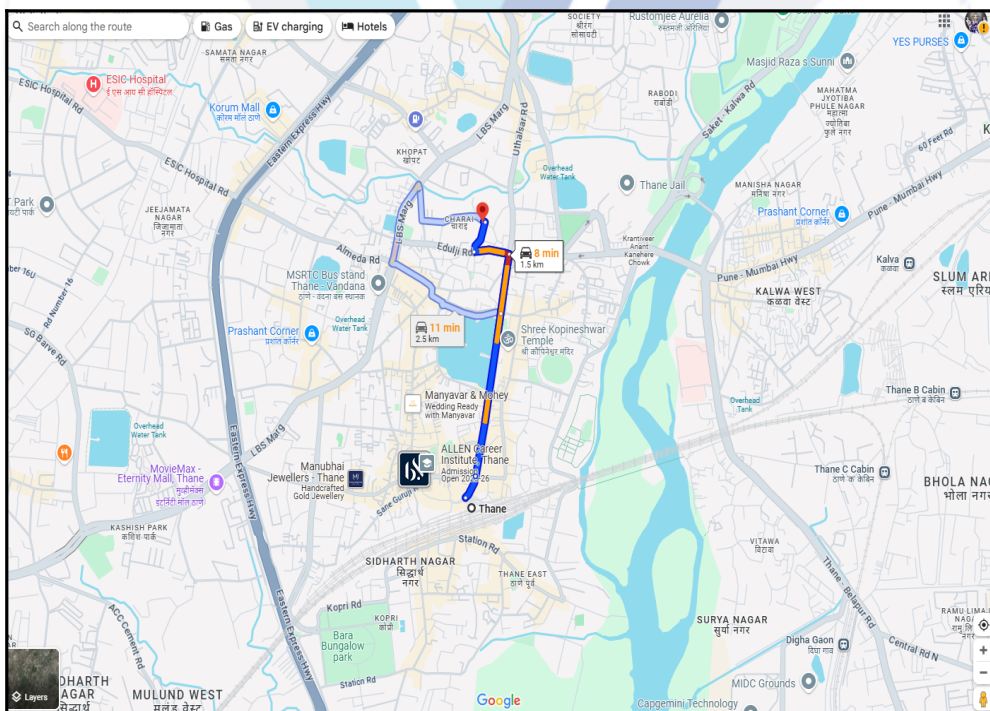
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'54.9"N 72°58'33.7"E

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

Ready Reckoner Rate

DIVISION / VILLAGE : THANE 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	9A) All portion of Thane Village on West of Shivaji Road between South-East Point of Masunda Lake to Jambli Naka. (Tika No. 11)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/6/1	40900	95700	113300	185800	113300
Tika No. 11. C. T. S. No. 11/1 A, 11/1B, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24, 11/25, 11/26, 11/27, 11/28, 11/29, 11/30/1, 11/30/2, 11/30/3, 11/31, 11/32, 11/33, 11/34, 11/35, 11/36, 11/37, 11/38, 11/38A, 11/38B, 11/39, 11/40, 11/41, 11/42, 11/43, 11/44, 11/45A, 11/45B, 11/46, 11/47, 11/48, 11/49, 11/50, 11/51, 11/52, 11/53, 11/54, 11/55, 11/56, 11/57A, 11/57B, 11/58A, 11/58B, 11/59, 11/60, 11/61, 11/62, 11/63, 11/64, 11/65, 11/66, 11/67, 11/68, 11/69, 11/70, 11/71A, 11/72B, 11/73, 11/74, 11/75A, 11/75B, 11/76,						
⇌ Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	95700			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	95,700.00	Sq. Mtr.	8,891.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	40900			
The difference between land rate and building rate(A-B=C)	54,800.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	92,412.00	Sq. Mtr.	8,585.00	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	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	392.00	470.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,684.00	₹18,070.00	-



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1 BHK Flat In Ojass Yashanand Chs For Sale In Charai, Thane West

1shwerkrupa, Opp Ganesh Nilas, near Ganesh Talkies, Dhobi Ali, Charai, Thane West, Thane, Mahara...




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

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

451
Sq.Ft

Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

2
Salony

Bike and Car
Parking

Contact

Report what was not correct in this property

Listed by Broker Sold Out Wrong info

Price trends by NBEstimate

Nearby: Bank Of Barods Mulund East Railway Station Bus Stop Mango Hotel - Airoli, Navi Mumbai Jupiter Hospital Thane MovieMax - Wonder Mall

Overview

<small>Age of Building</small>	3-5 Years
<small>Maintenance Charges</small>	₹7.8 Per Sq. Ft./M
<small>Builtup Area</small>	451 Sq. Ft.
<small>Ownership Type</small>	Self Owned
<small>Flooring</small>	NA
<small>Carpet Area</small>	392 Sq. Ft.

Activity On This Property

122 <small>Unique Views</small>	1 <small>Shortlists</small>
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Activate Go to Settings


Similar Properties


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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	320.00	384.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,875.00	₹18,229.00	-





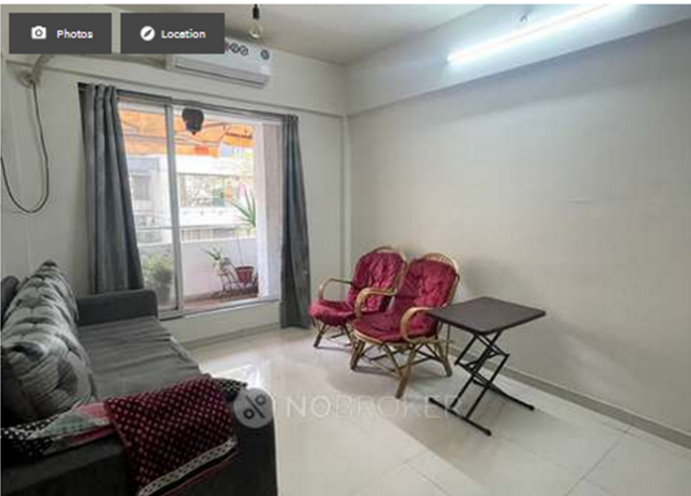



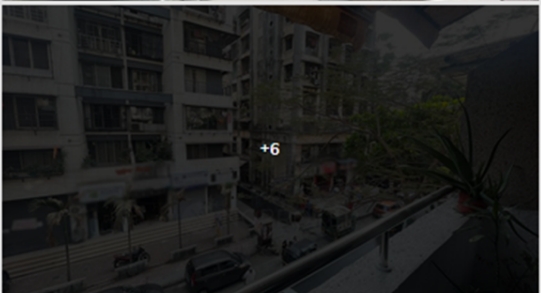
1 RK Flat In Farro Abode For Sale In Charai
Thane West, Thane

₹ 70 Lacs
Negotiable

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

Photos
Location



Nearby: Dev Corpora Tata Consultancy Services Viviana Mall Korum Mall Shirin Apartments

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹7.8 Per Sq.Ft/M	Flooring	NA
Builtup Area	384 Sq.Ft	Carpet Area	320 Sq.Ft

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	405.00	486.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,926.00	₹13,272.00	-

2143674
27-01-2024

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सूची क्र.2

द्वयम निबंधक : सह दु.नि.ठाणे 2
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(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4586335.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र 503,5 वा मजला,ए-विंग,जय जानकी को ऑप हौ सो ली,मावळी मंडळ रोड,धोबी आळी,टेम्ही नाका,ठाणे. सदनिका चे क्षेत्रफळ 405 चौ फूट कार्पेट. ((C.T.S. Number : टीका नं 11, सी टी एस नं 1-ए/2 ए पार्ट, 3 ;))
(5) क्षेत्रफळ	405 चौ.फूट
(6) आकारणी किंवा जुळी 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:-प्रशांत अर्जुन साळुंके - वय:-49 पत्ता:-प्लॉट नं: फ्लॉट नं बी-601, माळा नं: -, इमारतीचे नाव: नूरी बाग सीएचएस, ब्लॉक नं: मखमली तलाव, रोड नं: नूरी बाबा दर्गा रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACCPS2263F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्रप्रसाद सरजुप्रसाद यादव - वय:-55; पत्ता:-प्लॉट नं: रूम नं 5, माळा नं: -, इमारतीचे नाव: जवाहरलाल गुप्ता चाळ, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 1, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACWPY0692E 2): नाव:-नेहा राजेंद्रप्रसाद यादव - वय:-28; पत्ता:-प्लॉट नं: रूम नं 5, माळा नं: -, इमारतीचे नाव: जवाहरलाल गुप्ता चाळ, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 1, खोपट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AWQPY4859B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2022
(10) दस्त नोदणी केल्याचा दिनांक	27/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	21436/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शैरा	
मुत्पाकनासाठी 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	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	235.00	282.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,340.00	₹15,284.00	-

1264874
28-01-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 2
दस्त क्रमांक : 12648/2022
नोंदणी :
Regn:83m

गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3492460
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 205, माळा नं: दुसरा मजला,बी - विंग, इमारतीचे नाव: जय जानकी को-ऑप.हौ.सो.लि., ब्लॉक नं: मावळी मंडळ रोड, रोड नं: धोबी आळी,ठाणे(पश्चिम)-400601, इतर माहिती: सदनिकेचे क्षेत्र 235 चौ. फूट कारपेट,सोन नं. 5/19/डी-5फ ((C.T.S. Number : C.T.S. No. 1A/1/2, 2A, 3, Tika No. 11 ;))
(5) क्षेत्रफळ	235 चौ.फूट
(6)आकारणी किंवा चुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भरत बाबाजी जाधव . वय:-60 पत्ता:-प्लॉट नं: फ्लॉट नं. 205, माळा नं: दुसरा मजला, बी - विंग, इमारतीचे नाव: जय जानकी को-ऑप.हौ.सो.लि., ब्लॉक नं: मावळी मंडळ रोड, रोड नं: धोबी आळी, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACNPJ2374B 2): नाव:-सुरेखा भरत जाधव . वय:-57 पत्ता:-प्लॉट नं: फ्लॉट नं. 205, माळा नं: दुसरा मजला, बी - विंग, इमारतीचे नाव: जय जानकी को-ऑप.हौ.सो.लि., ब्लॉक नं: मावळी मंडळ रोड, रोड नं: धोबी आळी, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-APEPJ9180P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजश्री वसंत चौधरी . वय:-43; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: 73/बी, मु. टेभुर्ली, ता. शहापूर, जि. ठाणे, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ATBPC1196P 2): नाव:-वसंत मधुकर चौधरी . वय:-46; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: 73/बी, मु. टेभुर्ली, ता. शहापूर, जि. ठाणे, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ALDPC1996P
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2022
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2022
(11)अनुक्रमांक,खंड व पृष्ठ	12648/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th January 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 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 **₹ 1,20,41,204.00 (Rupees One Crore Twenty Lakhs Forty One Thousands Two Hundred And Four 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

