

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Tapeshwar Puri Goswami & Mrs. Chetna Tapeshwar Goswami**

Residential Flat No. 201, 2nd Floor, Wing - A, "**Mangal Bhavan**", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi , District - Thane, PIN Code - 421 302, State - Maharashtra, India.

Latitude Longitude : 19°14'10.1"N 73°0'45.5"E

Intended User:

Cosmos Bank

Naupada

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, Wing - A, "**Mangal Bhavan**", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Mr. Tapeswar Puri Goswami & Mrs. Chetna Tapeswar Goswami**.

Boundaries of the property

North : Wing - B, Mangal Bhawan
South : Avdut Raj Building
East : Vicky Building
West : Wing - C, Mangal Bhawan

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 **₹ 22,36,428.00 (Rupees Twenty Two Lakhs Thirty Six Thousands Four Hundred And Twenty 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/87/2022-23

Encl.: Valuation report



Residential Flat No. 201, 2nd Floor, Wing - A, "Mangal Bhavan", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, 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 07.03.2025 for Housing Loan Purpose.
1	Date of inspection	06.03.2025
3	Name of the owner / owners	Mr. Tapeshwar Puri Goswami & Mrs. Chetna Tapeshwar Goswami
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, Wing - A, "Mangal Bhavan", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India. Contact Person : Mr. Tapeshwar Puri Goswami (Owner) Contact No. 9930968880
6	Location, Street, ward no	Bandar Road Village - Kasheli, District - Thane
7	Survey / Plot No. of land	Village - Kasheli New Survey No - 195/4 & 196/10
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. = 404.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 373.00 Balcony Area in Sq. Ft.= 31.00 Built Up Area in Sq. Ft. = 657.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kasheli, Taluka - Bhiwandi , District - Thane, Pin - PIN Code - 421 302
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 Local 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	5,200.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (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, Naupada Branch to assess Fair Market Value as on 07.03.2025 for Residential Flat No. 201, 2nd Floor, Wing - A, "**Mangal Bhavan**", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi , District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Mr. Tapeshwar Puri Goswami & Mrs. Chetna Tapeshwar Goswami**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3876/2025 Dated 04.03.2025 between Shri. Shivaji Kautik Patil(The Seller) And Mr. Tapeshwar Puri Goswami & Mrs. Chetna Tapeshwar Goswami (The purchaser).
2)	Copy of Commencement Certificate Document No.not visible Dated 24.12.2011 issued by Grampanchayat Kasheli.
3)	Copy of Building Completion Certificate Document No.not visible for the year - 2013 issued by Grampanchayat Kasheli.
4)	Copy of Property Tax Receipt No.3470 Dated 27.02.2025 issued by Grampanchayat Kasheli in the name of Mr. Shivaji Kautik Patil.
5)	Copy of Electricity Bill Consumer No.13205636077 issued by Torrent Power Dated 10.02.2025.

Location

The said building is located at Village - Kasheli, Taluka - Bhiwandi , District - Thane, PIN Code - 421 302. The property falls in Residential Zone. It is at a traveling distance 6.3 Km from Bhiwandi Road Railway Station.

Building

The building under reference is having Stilt + 3 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 Normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.



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Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Balcony + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder Coated Aluminium Sliding, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

Valuation as on 7th March 2025

The Built Up Area of the Residential Flat	:	657.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	657.00 Sq. Ft. X ₹ 2,200.00 = ₹ 14,45,400.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 2,60,172.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 27,100/- per Sq. M. i.e. ₹ 2,518/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 24,124/- per Sq. M. i.e. ₹ 2,241/- per Sq. Ft.
Value of property	:	657.00 Sq. Ft. X ₹ 3,800 = ₹24,96,600
Total Value of property as on 7th March 2025	:	₹24,96,600.00

(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 7th March 2025	:	₹ 24,96,600.00 - ₹ 2,60,172.00 = ₹ 22,36,428.00
Total Value of the property	:	₹ 22,36,428.00
The realizable value of the property	:	₹20,12,785.00
Distress value of the property	:	₹17,89,142.00
Insurable value of the property (657.00 X 2,200.00)	:	₹14,45,400.00
Guideline value of the property (657.00 X 2241.00)	:	₹14,72,337.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Wing - A, "Mangal Bhavan", Mangal Bhavan A & B Wing Co-Op. Hsg. Soc. Ltd., Kasheli Toll Naka, Grampanchayat House No. 658, Bandar Road, Village - Kasheli, Gut No. 658, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India for this particular purpose at **₹ 22,36,428.00 (Rupees Twenty Two Lakhs Thirty Six Thousands Four Hundred And Twenty Eight Only)** as on 7th March 2025

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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 **7th March 2025** is **₹ 22,36,428.00 (Rupees Twenty Two Lakhs Thirty Six Thousands Four Hundred And Twenty 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.



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PART III- VALUATION

I, hereby declare that

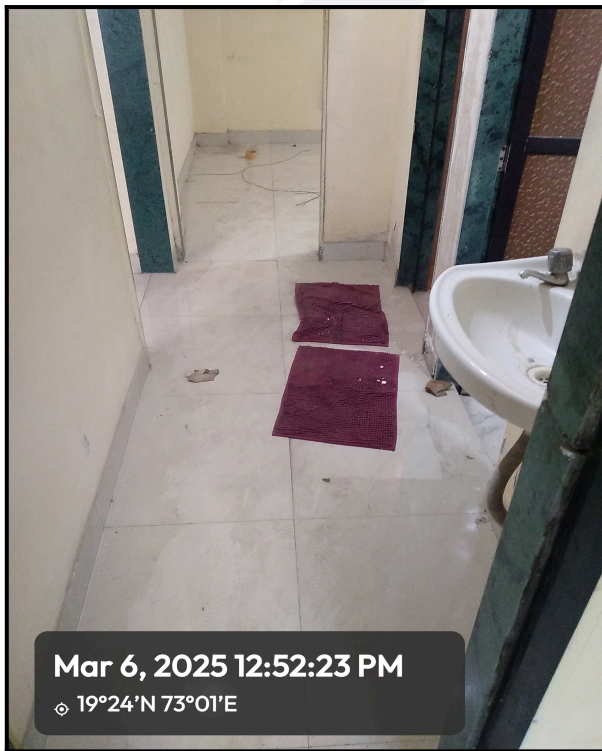
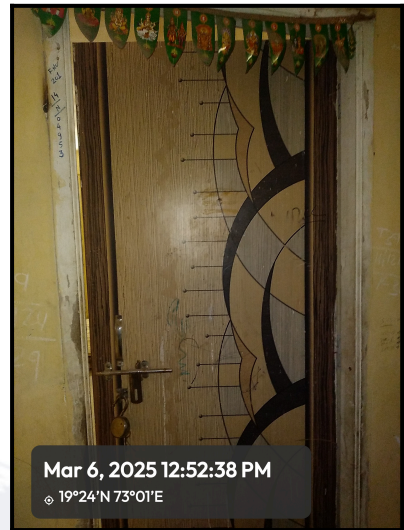
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

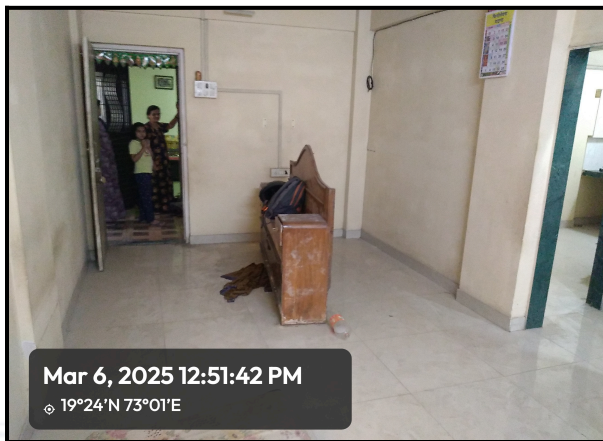
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2013 (As per occupancy certificate)				
4	Estimated future life	: 48 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 Aluminium Sliding, .				
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.	: 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 (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	: 6'0" High, R.C.C. column with B. B. masonry wall
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



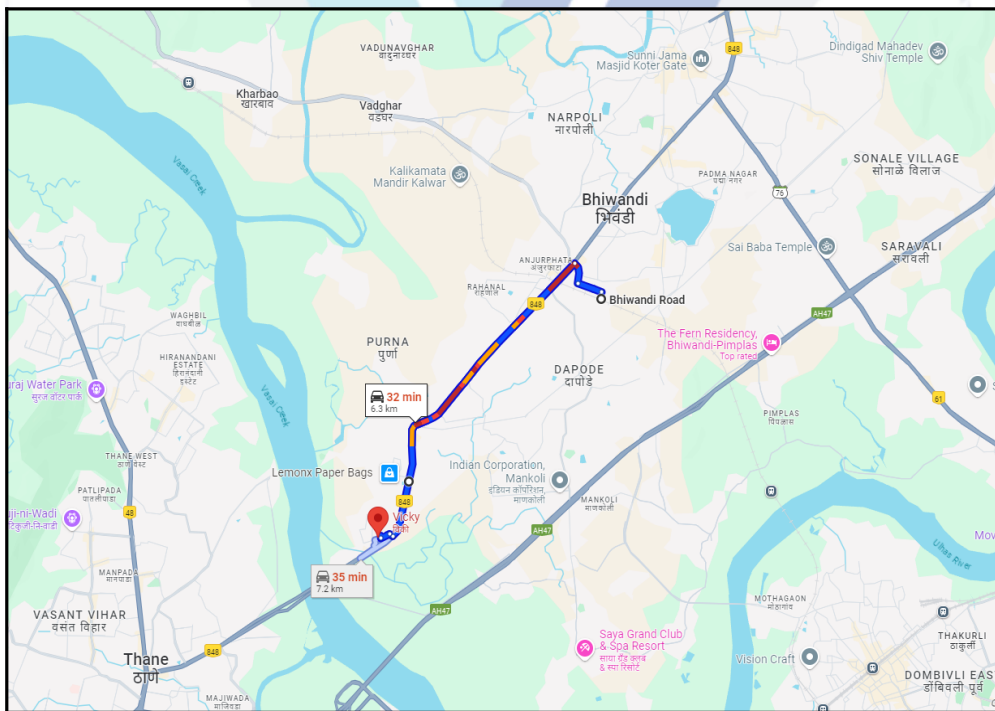
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°14'10.1"N 73°0'45.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi Road - 6.3 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)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year

Language

Selected District

Select Taluka

Select Village

Search By Survey No.

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/2-रहीवास बापरा खालील विक्रमित जमिनी	2300	27100	31100	33800	31100	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	27100			
Decrease by 10% on Flat Located on 2 nd Floor	2710			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	24,390.00	Sq. Mtr.	2,266.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2300			
The difference between land rate and building rate(A-B=C)	22,090.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	24,124.00	Sq. Mtr.	2,241.00	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%
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	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	540.00	648.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,200.00	₹3,500.00	-

99acres

[Buy](#) |

[Post property](#) FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kasheli > 1 BHK Flats for sale in Kasheli > 20 to 25 Lakh Posted on Feb 26, 2025 | Ready to move

Verified
₹22.68 Lac @ 4,200 per sq.ft.
 1BHK 2Baths
Contact Dealer FREE

Estimated EMI ₹18,115 Flat/Apartment for Sale
Shortlist

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

Overview
Society
Dealer Details
Price Trends
Explore Locality
Recommendatic >

Property (10) Society (16)

8 people already contacted this week

Area
 Carpet area: 540 sq.ft. (50.17 sq.m.)

Configuration
 1 Bedroom , 2 Bathrooms, 1 Balcony

Price
 ₹ 22.68 Lac+ Govt Charges & Tax
 @ 4,200 per sq.ft. (Negotiable)

Address
 Tirumala Estate Phase 2
 Kasheli, Thane

Floor Number
 1st of 3 Floors

Facing
 North-West

Property Age
 1 to 5 Year Old

Places nearby View All (10)

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Since 1989

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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	731.00	877.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹5,062.00	₹4,218.00	-



99acres

[Buy](#) |

[Post property](#) FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kasheli > 2 BHK Flats for sale in Kasheli > 30 to 35 Lakh

Posted on Feb 22, 2025 | Ready to move

₹37 Lac @ 5,061 per sq.ft.

Estimated EMI ₹29,552

2BHK 2Baths

Flat/Apartment for Sale
in Abhishek Ashtavinayak Complex, Kasheli, Thane

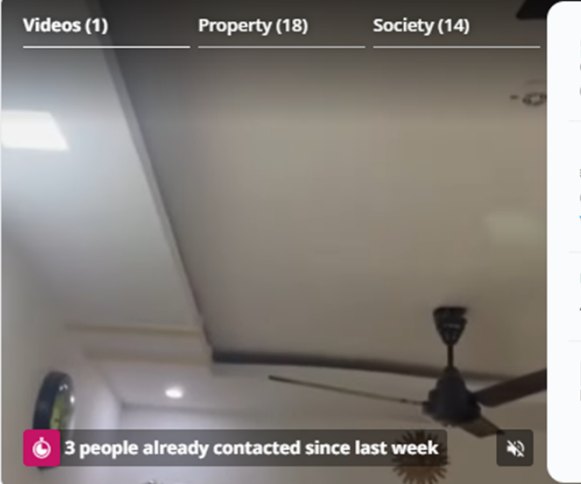
Contact Owner FREE

♥ Shortlist

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

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Videos (1)
Property (18)
Society (14)



3 people already contacted since last week

Area
Carpet area: 731 sq.ft. v
(67.91 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, 1 Balcony

Price
₹37 Lac
@ 5,061 per sq.ft. (All inclusive, Negotiable)
[View Price Details](#)

Address
Abhishek Ashtavinayak Complex
Kasheli, Thane

Floor Number
4th of 4 Floors

Facing
East

Overlooking
Main Road


Property Age
1 to 5 Year Old [View Construction Status](#)

📍 **Places nearby** [View All \(9\)](#)

Send Feedback

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	810.00	972.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,200.00	₹3,500.00	-



99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Kasheli > 2 BHK Flats for sale in Kasheli > 30 to 35 Lakh Posted on Feb 26, 2025 | Ready to move

₹34.02 Lac

@ 4,200 per sq.ft.

Estimated EMI ₹ 27,172

2BHK 2Baths

Flat/Apartment for Sale
in Tirumala Estate Phase 2, Kasheli, Thane

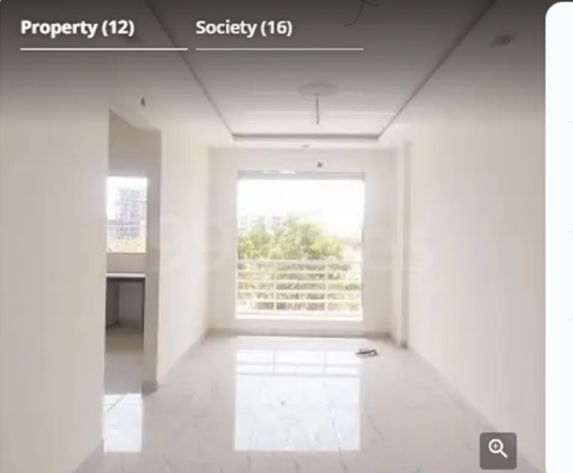
Contact Dealer FREE

Shortlist

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

Overview
Society
Dealer Details
Price Trends
Explore Locality
Recommendatic >

Property (12) Society (16)



Area

Carpet area: 810 sq.ft. v
(75.25 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony

Price

₹ 34.02 Lac+ Govt Charges & Tax
@ 4,200 per sq.ft. (Negotiable)

Address

Tirumala Estate Phase 2
Kasheli, Thane

Floor Number


1st of 3 Floors

Facing

East

Property Age

1 to 5 Year Old




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1720 MH2010 PTC201709

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	565.00	678.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,000.00	₹3,333.00	-

3/7/25, 12:33 PM	igr_1226	
1226532	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.भिवंडी 3
03-03-2025		दस्त क्रमांक : 1226/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : कशेळी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2260000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1632750	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मौजे कशेळी,ता. भिवंडी जि. ठाणे येथील सर्वे नं. 22/15,23/7,19/3पैकी,22/5,22/12/2,22/6,22/8,1 9/1अ पैकी,23/3,19/2पैकी या जागेवर बांधण्यात आलेल्या महेश्वर रेसिडेन्सी बिल्डिंग नं. 21 मधील दुसऱ्या मजल्यावरील सदनिका क्र. 205 क्षेत्र 565 चौ. फुट.(रेरापूर्वीचे)((Survey Number : 22/15,23/7,19/3पैकी,22/5,22/12/2,22/6,22/8,1 9/1अ पैकी,23/3,19/2पैकी ;))	
(5) क्षेत्रफळ	565 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:-मे.जय माता दी ओम तर्फे भागीदार देवानंद रुपचंद थळे, विनोद बाळनाथ पाटील, चंद्रकांत महादेव खेराडे, यांच्या तर्फे कबुली जबाब देणार शशिकांत जाना म्हात्रे वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉवर व्हॅली को.ऑफ.हौ.सो. लिमिटेड ब्लॉक नं: खोपट, ब्लॉक नं: -, रोड नं: ठाणे महाराष्ट्र ठाणे, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-AAMFJ04959Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जया लक्ष्मण ठाकरे ऊर्फ सौ.जया सतीश गुघाणे वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं.303 , माळा नं: 3 रा मजला, इमारतीचे नाव: बी विंग नीलकंठ अपार्टमेंट, ब्लॉक नं: कशेळी भिवंडी ठाणे महाराष्ट्र, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-ARBPTS129M 2): नाव:-सतीश कृष्णाजी गुघाणे वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं.303, माळा नं: 3 रा मजला, इमारतीचे नाव: बी विंग नीलकंठ अपार्टमेंट, ब्लॉक नं: कशेळी भिवंडी ठाणे महाराष्ट्र, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AOQPG0851D	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1226/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	135600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22600	
(14)शेरा		

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	328.00	393.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,573.00	₹3,811.00	-

3/7/25, 12:32 PM		igr_3083	
308381	सूची क्र.2		दुय्यम निबंधक : दु.नि. भिवंडी 1
03-03-2025			दस्त क्रमांक : 3083/2025
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.			नोदणी : Regn:63m
गावाचे नाव : कशेळी			
(1) विलेखाचा प्रकार	विक्री करारनामा		
(2) मोबदला	1500000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	989692		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे कशेळी, ता. भिवंडी, जि. ठाणे, येथील सर्व्हे क्र. 201/3 असलेल्या जमिनीवर स्थित "साई आयान प्लाझा को-ऑप. हौसिंग सोसायटी लि." या आर.सी.सी. इमारतीच्या तिसऱ्या मजल्यावरील सदनिका क्र. 304 जिचे क्षेत्रफळ 393 चौ.फुट म्हणजेच 36.52 चौ.मीटर बांधीव असे आहे. जिस ग्रा.प. घर क्र. 713/304 असा मिळालेला आहे. ((Survey Number : 201/3 ;))		
(5) क्षेत्रफळ	36.52 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:-प्रकाश सुरेश रत्नपारखी वय:-41 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रूम नं. 04, अण्णा माळी चाळ, कॅडबरी कंपनी समोर, सिद्धेश्वर तलाव, खोपट, ठाणे वेस्ट, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AQBPR6457P		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल कोंडिबा पवार वय:-45; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रूम नं. 1, साईकृपा चाळ, कमगार हॉस्पिटल रोड, मेडीकेयर हॉस्पिटल जवळ, रामचंद्र नगर नं. 1, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ASOPP2947D 2): नाव:-सिमा अनिल पवार वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रूम नं. 1, साईकृपा चाळ, कमगार हॉस्पिटल रोड, मेडीकेयर हॉस्पिटल जवळ, रामचंद्र नगर नं. 1, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BZXPP7407B		
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2025		
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2025		
(11) अनुक्रमांक, खंड व पृष्ठ	3083/2025		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	90000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	15000		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th 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 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 **₹ 22,36,428.00 (Rupees Twenty Two Lakhs Thirty Six Thousands Four Hundred And Twenty 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/87/2022-23



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

