

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jitin Gopal & Mrs. Ila Jitin Gopal**

Residential Flat No. 703, 7th Floor, Wing – D, "**Casa Univis – Ignis-D**", Ignis Co-op. Hsg. Soc. Ltd.,
Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615,
State – Maharashtra, Country – India.

Latitude Longitude - 19°17'02.3"N 72°57'20.7"E

Valuation Prepared for:

Cosmos Bank

Ghodbandar Road Branch

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off. Ghodbandar Road, Manpada, Thane (West) – 400 610,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 703, 7th Floor, Wing – D, "Casa Univis – Ignis-D", Ignis Co-op. Hsg. Soc. Ltd., Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mr. Jitin Gopal & Mrs. Illa Jitin Gopal.**

Boundaries of the property.

North : Wing – E
South : Wing – C
East : Society Garden
West : Internal Road

Considering various parameters recorded, 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 for **₹ 1,08,10,500.00 (Rupees One Crore Eight Lakh Ten Thousand Five Hundred 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
2.5.4.29=f922b04d4055d03edf94258559349574e3d41
f3311527985741805662.ppt@C=IN, ou=, serialNumber=d14f6a046ab0c896b2455ab7c5eb31f31d,
c=IN, ou=, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.14 17:27:27 +05'30'



Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 703, 7th Floor, Wing – D, "Casa Univis – Ignis-D",
Ignis Co-op. Hsq. Soc. Ltd., Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615,
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 the Fair Market Value as on 14.03.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 10.03.2023 |
| 3 | Name of the owner/ owners | Mr. Jitin Gopal & Mrs. Ila Jitin Gopal |
| 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. 703, 7 th Floor, Wing – D, "Casa Univis – Ignis-D", Ignis Co-op. Hsq. Soc. Ltd., Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615, State – Maharashtra, Country – India. Contact Person: Saundarya Baraskar (Broker) Contact No. 8850033100 |
| 6 | Location, street, ward no | Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) |
| | Survey/ Plot no. of land | Old Survey No. 197/1, 200/1, 200/3B, 200/7, 201/2, 203/4B, 203/9 and New Survey No. 100/1, 105/1, 105/3A, 105/6B, 106/2, 108/4A, 108/8 & Other of Village Bhayanderpada |
| 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. = 655.00 Cupboard Area in Sq. Ft. = 25.00 Dry Balcony Area in Sq. Ft. = 20.00 Balcony Area in Sq. Ft. = 30.00 Total Carpet Area in Sq. Ft. = 730.00 (Area as per Actual Site Measurement) |

| | | |
|----|---|--|
| | | <p>Carpet Area in Sq. Ft. = 743.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 892.00 (Area as per Index II)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p> |
| 13 | Roads, Streets or lanes on which the land is abutting | Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615. |
| 14 | If freehold or leasehold land | Free hold |
| 15 | <p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p> | 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 |
| 21 | 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 | N.A. |
| 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 | N.A. |
| | (ii) Portions in their occupation | N.A. |
| | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 22,500.00 Expected rental income per month |
| | (iv) Gross amount received for the whole property | N.A. |
| 27 | Are any of the occupants related to, or close to business associates of the owner? | Information not available |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A. |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner | N. A. |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | N. A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | N. A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof | Information not available |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | Information not available |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N. A. |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N. A. |
| | SALES | |
| 38 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the | As per sub registrar of assurance records |

| | | |
|----|--|--|
| | Name and address of the property, registration No., sale price and area of land sold. | |
| 39 | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | <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. |
| | <u>Remark:</u> | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch to assess fair market value as on 14.03.2023 for Residential Flat No. 703, 7th Floor, Wing – D, "Casa Univis – Ignis-D", Ignis Co-op. Hsg. Soc. Ltd., Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mr. Jitin Gopal & Mrs. Ila Jitin Gopal.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 13.03.2023 Between Mr. Zainul Fakhrudin Loliwalla (the Transferor) and Mr. Jitin Gopal & Mrs. Ila Jitin Gopal (the Transferees). |
| 2 | Copy of Commencement Certificate V. P. No. S05 / 0012 / 09 / TMC / TDD / 0420 / 11 dated 23.06.2011 issued by Thane Municipal Corporation. |
| 3 | Copy of Occupancy Certificate V. P. No. S06 / 0032 / 09 / TMC / TDD / OCC / 0087 / 13 dated 25.06.2013 issued by Thane Municipal Corporation. |

LOCATION:

The said building is located at Old Survey No. 197/1, 200/1, 200/3B, 200/7, 201/2, 203/4B, 203/9 and New Survey No. 100/1, 105/1, 105/3A, 105/6B, 106/2, 108/4A, 108/8 & Other, Village Bhayanderpada, Thane. The property falls in Residential Zone. It is at a travelling distance 13.6 Km. from Thane railway station.

BUILDING:

The building under reference is having 2 Basement + Ground + 1st to 18 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 7th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Dry Balcony + Balcony (i.e., **2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, Cement Plastering with POP finished etc.

Valuation as on 14th March 2023

| | | |
|--|----------|-----------------------|
| The Carpet Area of the Residential Flat | : | 743.00 Sq. Ft. |
|--|----------|-----------------------|

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 2023 | : | 10 Years |
| Cost of Construction | : | 892.00 X 2,500.00 = ₹ 22,30,000.00 |
| Depreciation $\{(100-10) \times 10 / 60\}$ | : | 15.00% |
| Amount of depreciation | : | ₹ 3,34,500.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 88,620.00 per Sq. M. i.e. ₹ 8,233.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 81,998.00 per Sq. M. i.e. ₹ 7,618.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 15,000.00 per Sq. Ft. |
| Value of property as on 14.03.2023 | : | 743.00 Sq. Ft. X ₹ 15,000.00 = ₹ 1,11,45,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|----------|--|
| Depreciated fair value of the property as on 14.03.2023 | : | ₹ 1,11,45,000.00 - ₹ 3,34,500.00 = ₹ 1,08,10,500.00 |
| Total Value of the property | : | ₹ 1,08,10,500.00 |
| The realizable value of the property | : | ₹ 97,29,450.00 |
| Distress value of the property | : | ₹ 86,48,400.00 |
| Insurable value of the property (892.00 X 2,500.00) | : | ₹ 22,30,000.00 |
| Guideline value of the property (892.00 X 7,618.00) | : | ₹ 67,95,256.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 703, 7th Floor, Wing – D, "Casa Univis – Ignis-D", Ignis Co-op. Hsg. Soc. Ltd., Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (West) – 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 1,08,10,500.00 (Rupees One Crore Eight Lakh Ten Thousand Five Hundred Only) as on 14th March 2023.**

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 **14th March 2023 is ₹ 1,08,10,500.00 (Rupees One Crore Eight Lakh Ten Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

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:

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

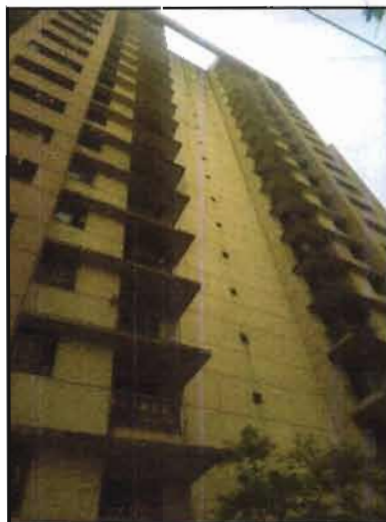
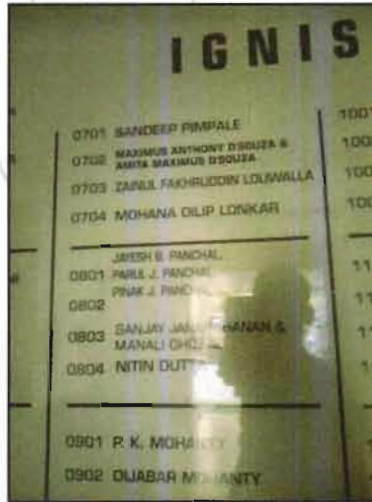
www.vastukala.org



ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|--------------------------|--|---|
| 1. | No. of floors and height of each floor | 2 Basement + Ground + 1 st to 18 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 | 2013 (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" thick. |
| 8 | Partitions | 6" thick brick wall |
| 9 | Doors and Windows | Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement Plastering with POP finished |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 15 | Sanitary installations | |
| | (i) No. of water closets | As per Requirement |
| | (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 | Not Provided |
| 18 | No. of lifts and capacity | 2 Lifts |
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C 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 | Cement concrete 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



Ready Reckoner Rate

| Department of Registration & Stamps Government of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | |
|--|---|--|----------------|
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक | | | |
| Home | Valuation Rules | User Manual | Close Feedback |
| Year | Annual Statement of Rates | | Language |
| 2022/2023 | | | English |
| Selected District | ठाणे | | |
| Select Taluka | ठाणे | | |
| Select Village | मावाचे नाव : माईदरपाडा | | |
| Search By | <input checked="" type="radio"/> Survey No <input type="radio"/> Location | | |
| Enter Survey No | 100 <input type="button" value="Search"/> | | |
| अवधिभाग | पूची क्रमांक | निवासी सदनिका | खेतीस |
| 22/84-188/1) घोडबंदर रोडच्या उत्तरेचे संख्ये क्रमांक | 22400 | 84400 | 92300 |
| मौजे - माईदरपाडा | | 105700 | 92300 |
| | | | एकक (Sq. Ft.) |
| | | | चौ. मीटर |
| | | | आहे नंबर |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 84,400.00 | | | |
| Increase by 5% as Flat Located on 7 th Floor | 4,220.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 88,620.00 | Sq. Mtr. | 8,233.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 22,400.00 | | | |
| The difference between land rate and building rate (A – B = C) | 66,220.00 | | | |
| Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years) | 90% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 81,998.00 | Sq. Mtr. | 7,618.00 | 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 |

Table – D: 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

99acres Buy ▾ Enter Locality / Project / Society / Landmark. Post FREE

₹1.05 Cr ₹14,131 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹83,864
 Flat/Apartment for Sale
 Thane Chs Bhayandarpada Thane, Mumbai

REERA STATUS: **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

Overview | Owner Details | Price Trends | Recommendations | Articles

Property (13)

- Area**
Carpet area: 743 sq.ft.
- Price**
₹1.05 Crore+ Govt. Charges & Tax @ 14,131 per sq.ft. (Negotiable)
- Floor Number**
4th of 27 Floors
- Configuration**
2 Bedrooms, 2 Bathrooms, 1 Balcony
- Address**
Tierra Chs Bhayandarpada, Thane
- Facing**
South-East

NOBROKER My Bookings | My Alerts | Post Your Property | Sign Up | Log In

2 BHK Flat in Lodha Splendora Platino G For Sale in Thane West
 Bhayandarpada Ghodbandar Road Near Samadhi Mandir

₹1.25 Crores (Negotiable) | ₹71,643/Month (Estimated EMI) | 1,200 sq.ft.

Need Home Loan? Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Thane West | 2BHK Flat for Sale in Thane West | Property Details

Photos | Location

+11

Request Photos

- 2 Bedroom
- 2 Bathroom
- 1 Balcony
- Nov 15, 2022
- Immediately
- Lodha Splendora Pl...

Get Owner Details

Price trends by NIBEstimate Check Now

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearity: G Corp | The Courtyard Restaurant | The Shelter Farms | Waldmaji Ki Raazi Pure Veg Restaurant in Thane Maharashtra Restaurant in Puzanika Complex

Sales Instance

| | | |
|--|---|-----------------------------|
| 3105335 | सूची क्र.2 | दुयम निबंधक सह दु.नि.ठाणे 5 |
| 11-03-2023 | | दस्त क्रमांक - 3105/2023 |
| Note -Generated Through eSearch Module.For original report please contact concern SRO office | | नोदणी - Regn 63m |
| गावाचे नाव : भाईदरपाडा | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 10500000 | |
| (3) बाजारभाव,भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे, | 8970960.4 | |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव.ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका क्र 2701. माळा नं: 27 वा मजला.सी विंग. इमारतीचे नाव: टि.एरा- सी.टि.एरा को ऑप ही सो लि. ब्लॉक नं: लोढा सर्लेडोरा,पुर्वीचे नाव कासा युनिविस. रोड : घोडबंदर रोड,भायंदरपाडा ठाणे प., इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 838 चौ. फुट कारपेट एरिया. सीबत एक कार पार्कींग स्लोट नं P2-81 in.at P2.((Survey Number : सर्वे नं 197 1, 197 9, 200 1.2, 200 3a, 200 3b, 200 4, 200 5, 200 6a, 200 6b, 200 7, 201 1.2.3, 202 2, 203 3, 203 4a, 203 4b, 203 5.6.7.8.9a, 203 9b, 203 10a, 10b, 204 1p, 204 1p, 204 1p, 204 2,3,5, 205 1.2, 207 1.3, 5.6.7, 8.9.10, 11,12, 201 4, 208 p, 217 14, 204 1p, 201 5, 204 4 at Village Bhayander Pada and Survey No. 185 3 at Village Moghar Pada. 100 1.9, 105 1.2, 105 3a, 105 3b, 105 4,5,6a,6b, 105 7, 106 1.2.3, 101 2, 108 3, 108 4a, 108 4b, 108 5.6.7, 8.9a,9b, 108 10a, 10b, 107 1.2a, 107 1 1, 107 1 2b(P),107 2.3,5, 1 1.2, 3 1, 3 3, 3 5, 3 6, 3 7, 3 8, 3 9, 3 10, 3 11, 3 12, 106 4, 4 6 2, 109 14, 107 1 2b(P), 106 5, 107 4 at Village Bhayander Pada and Survey No. 28 3 at Village Moghar Pada.)) | |
| (5) क्षेत्रफळ | 838 चौ.फुट | |
| (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 -संजय नारायण खोपकर -- वय -66 पत्ता -प्लॉट नं सदनिका क्र वी 103, माळा नं - इमारतीचे नाव गगनदिय बिल्डिंग, गुलमोहर क्रॉस रोड नं 6, ब्लॉक नं गगनदिय बस स्टॉप जवळ, जे व्ही पी डी स्कीम, रॉड नं जुहू मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400049 पॅन नं -ADTFK2069F | |
| (8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव -सोनम शिवदत्त दास -- वय -37 पत्ता -प्लॉट नं सदनिका क्र सी 5001, माळा नं . इमारतीचे नाव ओमकार अस्ता मोन्टे . ब्लॉक न वेस्टर्न एक्सप्रेस हायवे च्यापुढे। कुरार विलेज जवळ . रोड न पोलिस स्टेशन मलाड पुर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं-AEAPH7549R 2) नाव -शिवदत्त दास -- वय -44 पत्ता -प्लॉट नं सदनिका क्र सी 5001, माळा नं . इमारतीचे नाव ओमकार अस्ता मोन्टे . ब्लॉक न वेस्टर्न एक्सप्रेस हायवे च्यापुढे. कुरार विलेज जवळ, रोड न पोलिस स्टेशन मलाड पुर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं -AHEPD3998E | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 27/02/2023 | |
| (10) दस्त नोंदणी केण्याचा दिनांक | 27/02/2023 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3105/2023 | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th March 2023**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 1,08,10,500.00 (Rupees One Crore Eight Lakh Ten Thousand Five Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=98226e4fa155d03e0ef9e26865911490c5e3344133
3115279d17a1805652, postalCode=400002, st=Maharashtra,
serialNumber=41426e566a0e0c0862305a08e03d03110134d7
e394e2ff2e2b327b6250fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.14 12:27:41 +05'30'

Auth. Sign.

Think.Innovate.Create