

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-5747/22-23</b>	Dated <b>16-Mar-23</b>
Buyer (Bill to) <b>Cosmos Bank-Fort Branch</b> Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30248 / 46096</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mrs. Meeta Rasik Shah & Mr. Rasik Popatlal Shah -  
 Residential Flat No. 504, 5th Floor, Wing - B,  
 "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve  
 Road, Village - Naupada, Thane (West), Thane - 400  
 602, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**for Vastukala Consultants (I) Pvt Ltd**

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Meeta Rasik Shah & Mr. Rasik Popatlal Shah.**

Residential Flat No. 504, 5<sup>th</sup> Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve Road,  
Village – Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India.

Latitude Longitude - 19°11'25.5"N 72°58'24.9"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Perin Nariman Street, Bazar Gate, Fort 400001,  
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. 504, 5<sup>th</sup> Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India belongs to **Mrs. Meeta Rasik Shah & Mr. Rasik Popatlal Shah.**

Boundaries of the property.

North	:	Vasant Bahar CHSL
South	:	Motilal Oswal Financial Service Ltd.
East	:	Wing - A
West	:	Maharshi Karve 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 **₹ 1,93,28,500.00 (Rupees One Crore Ninety Three Lakh Twenty Eight 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN, email=manojbaburao@vastukala.com, serial=17347156, c=INDIA, email=manojbaburao@vastukala.com,  
date=2023.03.16.11:01:11 +05'30'





**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)



Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



### Our Pan India Presence at :

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

 **Regd. Office :** 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
 Tele/Fax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

**Residential Flat No. 504, 5th Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd."****Maharshi Karve Road,**Village – Naupada, Thane (West), Thane – 400 602, 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 16.03.2023 for Banking Purpose
2	Date of inspection	14.03.2023
3	Name of the owner/ owners	<b>Mrs. Meeta Rasik Shah &amp; Mr. Rasik Poptalal Shah</b>
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	<b>Address:</b> Residential Flat No. 504, 5 <sup>th</sup> Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India. <b>Contact Person:</b> Mrs. Meeta Rasik Shah (Owner) Contact No. 9810108022
6	Location, street, ward no	Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602
	Survey/ Plot no. of land	Survey No. 8, Hissa No.2 (Part), Tika No. 16, C.T.S. No. 60 of Village Naupada
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 778.00 Terrace Area in Sq. Ft. = 23.00 (Area as per actual site measurement) <b>Carpet Up Area in Sq. Ft. = 748.00</b> <b>EP &amp; Dry Yard Area in Sq. Ft. = 151.00</b> <b>Total Carpet Up Area in Sq. Ft. = 899.00</b> (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 1079.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602.
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
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied

	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details not provided
	(iv)	Gross amount received for the whole property	Details not provided
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.
		<b>SALES</b>	
38		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
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 upon, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per Site Information)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 16.03.2023 for Residential Flat No. 504, 5<sup>th</sup> Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India belongs to **Mrs. Meeta Rasik Shah & Mr. Rasik Popatlal Shah**.

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 19.06.2018 between M/s. Joshi Enterprises (the Promoter) and Mrs. Meeta Rasik Shah & Mr. Rasik Popatlal Shah (the Purchaser).
2	Copy of Commencement Certificate No. S02 / 0142 / 15 / TMC / TDD / 2057 / 17 dated 07.02.2017 issued by Thane Municipal Corporation, Thane.
3	Copy of Title Report dated 21.01.2016 issued by Preeti S. Gupte.

### LOCATION:

The said building is located at Survey No. 8, Hissa No.2 (Part), Tika No. 16, C.T.S. No. 60 of Village Naupada, Thane. The property falls in Residential Zone. It is at a walking distance 800 Mtr. from Thane 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" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 5<sup>th</sup> is having 2 Residential Flats. The building is having 1 lift.

### Residential Flat:

The residential flat under reference is situated on the 5<sup>th</sup>. As per site inspection, the composition of flat will be 2 Bedrooms + Living Room + Kitchen + Study Room + 2 Toilets + Passage (**i.e. 2 BHK + 2 Toilets**). The residential flat is finished with Italian Marble tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Concealed electrification & Concealed plumbing, Cement plastering with POP finished.

**Valuation as on 16<sup>th</sup> March 2023**

<b>The Total Carpet Area of the Residential Flat</b>	<b>:</b>	<b>899.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 years
Cost of Construction	:	1079.00 Sq. Ft. X ` 2,700.00 = ` 29,13,300.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation		-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,010.00 per Sq. M. i.e. ₹ 11,335.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,500.00 per Sq. Ft.
<b>Value of property as on 16.03.2023</b>	<b>:</b>	<b>899.00 Sq. Ft. X ₹ 21,500.00 = ₹ 1,93,28,500.00</b>

(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)

<b>Fair value of the property as on 16.03.2023</b>	<b>:</b>	<b>₹ 1,93,28,500.00 (Including Car Parking)</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,93,28,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,73,95,650.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,54,62,800.00</b>
<b>Insurable value of the property (1079.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 29,13,300.00</b>
<b>Guideline value of the property (1079.00 X 11,335.00)</b>		<b>₹ 1,22,30,465.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5<sup>th</sup> Floor, Wing - B, "Snehadeep Co-op. Hsg. Soc. Ltd." Maharshi Karve Road, Village – Naupada, Thane (West), Thane – 400 602, State - Maharashtra, Country – India for this particular purpose at **₹ 1,93,28,500.00 (Rupees One Crore Ninety Three Lakh Twenty Eight Thousand Five Hundred Only)** as on **16<sup>th</sup> March 2023**.



### **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **16<sup>th</sup> March 2023 is ₹ 1,93,28,500.00 (Rupees One Crore Ninety Three Lakh Twenty Eight 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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**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 5 <sup>th</sup> Floor
3	Year of construction	2018 (As per Site Information)
4	Estimated future life	55 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 door
10	Flooring	Marble 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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
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	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

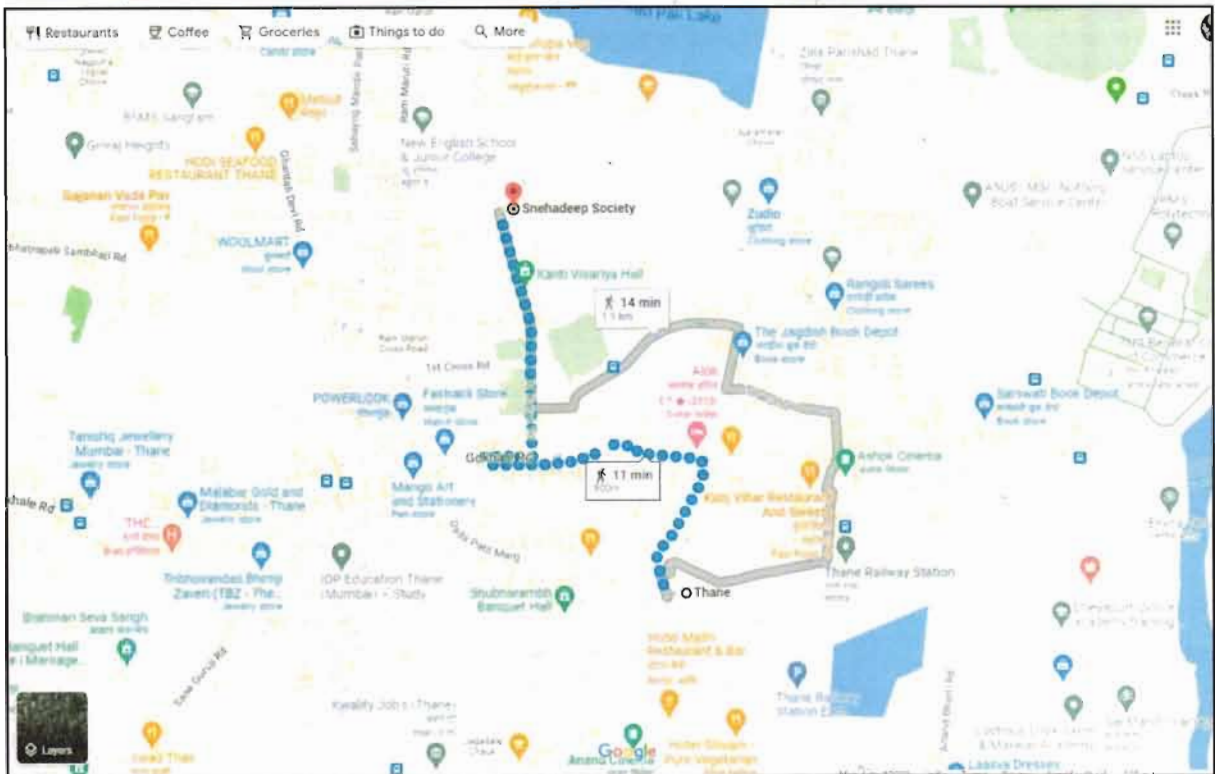


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### Actual site photographs



## Route Map of the property Site $\mu$ r



**Latitude Longitude - 19°11'25.5"N 72°58'24.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Thane – 800 Mtr.)**

## Ready Reckoner Rate

**Department of Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूद्रांक विभाग**  
महाराष्ट्र सरकार

**Valuation For Influence Area**

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  Help on Division

District Name:  Taluka Name:  Village/Zone Name:

Attribute:  SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
54600	116200	144500	209800	144500	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,200.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	5,810.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,22,010.00</b>	<b>Sq. Mtr.</b>	<b>11,335.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0Years)	-			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	-	<b>Sq. Mtr.</b>	-	<b>Sq. Ft.</b>

### 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 - Ghantali, Thane, Mumbai

**₹ 1.5 Cr** (Estimated EMI ₹ 1,15,816) **2BHK 3Baths**

**Property (142)**

- Built Up area: 1150 sq.ft.
- Carpet area: 750 sq.ft.
- ₹ 1.5 Crone+ Govt Charges & Tax @ 13,043 per sq.ft. (incl. in base. Negotiable Price)
- 5<sup>th</sup> of 7 Floors
- South West
- 10+ Year Old
- Park/Garden, Main Road

**Places nearby** Ghantali, Thane, Mumbai

- Shankar
- Gavdevi Mandir
- Mokashi Nursing Home
- Dr Bedekar's Hospital
- Vagholikar Hospital
- Kasturi Med

**NOBROKER** My Bookings - Find Your Property

**3 BHK Flat in Nalanda Society For Sale in Thane** (OPPOSITE SURAJ HOTEL, BHA SAHAY ROAD)

**₹ 2.5 Crores** (Estimated EMI ₹ 1,45,000/Month) **1,375** Sq.ft

**3 Bedrooms**, **3 Bathrooms**, **3 Balconies**, **Car**

**Overview**

- Age of Building: Newly Constructed
- Maintenance Charges: ₹ 2.5 Per Sq.ft/M
- Builtup Area: 1,375 Sq.ft
- Ownership Type: Self Owned
- Flooring: Marble Tiles
- Carpet Area: 1,000 Sq.ft

**Activity On This Property**

116 views, 1 heart, 1 share

**Similar Properties**

## Sales Instance

2255574 15-03-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.ठाणे 2 दस्ता क्रमांक : 22555/2022 नोंदणी : Regn:53m
<b>गावाचे नाव : नौपाडा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदला	15400000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबिलेपट्टाकार आकारणी देतो की घट्टेदार ते नमूद करावे.	8028425.94	
(4) भू.मापन,प्लॅटिंग्ग व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 505,पाचवा मजला,नालंदा को-ऑप ही.सी.लि.,राम मारुती रोड,नौपाडा,ठाणे प. - 400602,सदनिकेचे क्षेत्रफळ 600 चौ. फुट कारपेट म्हणजेच 55.76 चौ. मी. कारपेट + ड्राय बाल्कनी व फ्लॉवर बँडचे क्षेत्रफळ 117 चौ. फुट कारपेट म्हणजेच 10.87 चौ. मी. कारपेट(एकूण क्षेत्रफळ 717 चौ. फुट कारपेट),स्टॅक पार्किंग प्लॉट नं. 01 ऑन अप्पर लेव्हल,झोन क्र. 3/12/1-6ब/2.....मुंबई मुद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत सलेखास दि. 04/03/2021 रोजी करण्यात आलेल्या सुधारणीनुसार परि. 1 मधील अनुच्छेद 5 म-अ यास जबादा दाखल केलेला उपखंड क्र. 2 अन्वये मिळकतीच्या मोबदल्याचे मूल्यांकन रु. 1,54,00,000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 10,78,000/- इतके मुद्रांक शुल्कामध्ये दि. 07/09/2020 रोजी विकासक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन2-10380-2020 दि. 07/09/2020 रु. 2,60,400/- इतके मुद्रांक शुल्कामधील रु. 500/- इतके मुद्रांक शुल्क मूळ करारास शिल्लक ठेवून रक्कम रु. 2,59,900/- समायोजित करून उर्वरित रक्कम रु. 8,18,100/- इतके मुद्रांक शुल्क भरण्यात आले आहे. ( C.T.S. Number : City Survey No. 47A/2, Tika No. 16 : 1 )	
(5) क्षेत्रफळ	600 चौ. फूट	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा.		
(7) दस्तऐवज करून देणाऱ्या तिसून देवणाऱ्या पक्षकाराचे नाव किंवा दिव्याणी व्यावसायिका हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-यशवंत रघुनाथ वैद्य . वय-70 पत्ता-प्लॉट नं. फ्लॉट नं. 505, भाळा नं. पाचवा मजला, दुभासलीचे नाव. नालंदा को-ऑप ही सी लि., ब्लॉक नं. राम मारुती रोड, नौपाडा, ठाणे प., रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-400602 पॅन नं.-AAPPV3964P 2) नाव-नीला यशवंत वैद्य . वय-66 पत्ता-प्लॉट नं. फ्लॉट नं. 505, भाळा नं. पाचवा मजला, दुभासलीचे नाव. नालंदा को-ऑप ही सी लि., ब्लॉक नं. राम मारुती रोड, नौपाडा, ठाणे प., रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-400602 पॅन नं.-AAPPV3963L	
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिव्याणी व्यावसायिका हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-मनिष विजय जोशी . वय-48, पत्ता-प्लॉट नं. फ्लॉट नं. 73, भाळा नं. दुसरा मजला, दुभासलीचे नाव. स्वानंद, विवेकानंद को-ऑप ही सी लि., ब्लॉक नं. वडवली सेक्टर, अंबरनाथ, जि. ठाणे, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-421501 पॅन नं.-AATP1155E 2) नाव-मानसी मनिष जोशी . वय-48, पत्ता-प्लॉट नं. फ्लॉट नं. 73, भाळा नं. दुसरा मजला, दुभासलीचे नाव. स्वानंद, विवेकानंद को-ऑप ही सी लि., ब्लॉक नं. वडवली सेक्टर, अंबरनाथ, जि. ठाणे, रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-421501 पॅन नं.-ADFP3059G	
15-03-2023		
<a href="https://freesearchngiservice.maharashtra.gov.in/portal/HTML/Report">https://freesearchngiservice.maharashtra.gov.in/portal/HTML/Report</a>		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2022	
(10) दस्ता नोंदणी केल्याचा दिनांक	11/10/2022	
(11) अनुक्रमांक, खंड व पृष्ठा	22555/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	818100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16<sup>th</sup> 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 **₹ 1,93,28,500.00 (Rupees One Crore Ninety Three Lakh Twenty Eight 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=ACM@VASTUKALA.COM, c=IN, postalCode=400006, st=Maharashtra, serialNumber=41a5ba54426cc89dc24d3a4f4a3b39e21f3, uid=194e282c29e1270d295af, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.14 11:01:54 +05:30'

**Auth. Sign.**

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