

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-5801/22-23	Dated 18-Mar-23
Buyer (Bill to) COSMOS BANK- MALAD MALAD WEST BRANCH Shop No 6,7,8,Kewal Towers B.J.Patel Road.Malad West GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30343 / 46150	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00


Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G.
 Devadiga - Residential Flat No. 101, 1st Floor, Wing –
 A-4, "Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.",
 Village - Nilemore, Nallasopara (West), Taluka – Vasai,
 District – Palghar, PIN – 401 203, 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

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**

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G. Devadiga**

Residential Flat No. 101, 1st Floor, Wing – A-4, "**Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.**", Village - Nilemore,
Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203,
State – Maharashtra, Country – India.

Latitude Longitude - 19°25'30.0"N 72°48'34.6"E

Valuation Prepared for:

Cosmos Bank

Malad (West) Branch

Shop No. 6, 7 & 8, Kewal Towers, B. J. Patel Road, Near Liberty Garden, Kanchpada, Malad (West),
Mumbai – 400 064, 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. 101, 1st Floor, Wing – A-4, "Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.", Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State – Maharashtra, Country – India belongs to **Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G. Devadiga**.

Boundaries of the property.

North	:	Akash Apartment
South	:	2 nd Road
East	:	Shanti Park Road
West	:	Sai Ashirwad Complex CHSL

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 **₹ 23,91,437.00 (Rupees Twenty Three Lakh Ninety One Thousand Four Hundred Thirty Seven 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,
ou=INDIA,
2.5.4.20=9822bdc458050330c71e2985502490c730930432
3f1f5279b17a1805482, postalCode=400098, st=Maharashtra,
serialNumber=4134565432109876543210, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.18 12:06:51 +0530'

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, Akruti Star,
Central Road, MIDC, Andheri (E),
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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 101, 1st Floor, Wing – A-4, "Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.", Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, 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 18.03.2023 for Bank Loan Purpose
2	Date of inspection	16.03.2023
3	Name of the owner/ owners	Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G. Devadiga
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. 101, 1 st Floor, Wing – A-4, "Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.", Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State – Maharashtra, Country – India. Contact Person: Mr. Shree Devadiga (Owner's Son)
6	Location, street, ward no	Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203.
	Survey/ Plot no. of land	Survey No. 172 of Village Nilemore
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. = 309.00 (Area as per Actual Site Measurement) Built-up in Sq. Ft. = 415.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203.
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.
	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO 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	₹ 5,000.00 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 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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1998 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch to assess fair market value as on 18.03.2023 for Residential Flat No. 101, 1st Floor, Wing – A-4, "**Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.**", Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State – Maharashtra, Country – India belongs to **Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G. Devadiga.**

We are in receipt of the following documents:

1	Copy of Agreement dated 18.08.2018 Between Smt. Jayshree N. (the Transferor) and Mr. Giridhara Shrinivas Devadiga & Mrs. Shilpa G. Devadiga (the Transferees).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / BP – 157 / W / 144 dated 24.01.1997 issued by CIDCO.
3	Copy of Society Registration Certificate No. TNA / VSI / HSG (TC) / 9584 / 97 - 98 in the year 1998 issued by Maharashtra Govt.

LOCATION:

The said building is located at Survey No. 172 of Village Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar. The property falls in Residential Zone. It is at a walkable distance of 1.9 Km. from Nallasopara railway station.

BUILDING:

The building under reference is having Ground + 4 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 external condition is Normal. The building is used for residential purpose. 1st Floor is having 4 Residential Flat. Building having no lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. As per site inspection 1RK Flat converted into 1 BHK by converting Part Kitchen into bedroom. It consists of 1 Bedroom + Living Room + Kitchen + W.C & Bath + Passage. (i.e. **1BHK + W.C & Bath**). The residential flat is finished with Mosaic tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

Valuation as on 18th March 2023

The Built Up of the Residential Flat	:	415.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1997 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	26 Years
Cost of Construction	:	415.00 X 2,500.00 = ₹ 10,37,500.00
Depreciation $\{(100-10) \times 25 / 60\}$:	39%
Amount of depreciation	:	₹ 3,89,063.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,820.00 per Sq. M. i.e. ₹ 4,907.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 42,740.00 per Sq. M. i.e. ₹ 3,971.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,700.00 per Sq. Ft.
Value of property as on 18.03.2023	:	415.00 Sq. Ft. X ₹ 6,700.00 = ₹ 27,80,500.00

(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 18.03.2023	:	₹ 27,80,500.00 - ₹ 3,89,063.00 = ₹ 23,91,437.00
Total Value of the property	:	₹ 23,91,437.00
The realizable value of the property	:	₹ 21,52,293.00
Distress value of the property	:	₹ 19,13,150.00
Insurable value of the property (415.00 X 2,500.00)	:	₹ 10,37,500.00
Guideline value of the property (415.00 X 3,971.00)	:	₹ 16,47,965.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Wing – A-4, "**Sai Ashish Complex Co-Op. Hsg. Soc. Ltd.**", Village - Nilemore, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State – Maharashtra, Country – India for this particular purpose at ₹ **23,91,437.00 (Rupees Twenty Three Lakh Ninety One Thousand Four Hundred Thirty Seven Only)** as on **18th 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 **18th March 2023** is ₹ **23,91,437.00 (Rupees Twenty Three Lakh Ninety One Thousand Four Hundred Thirty Seven 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

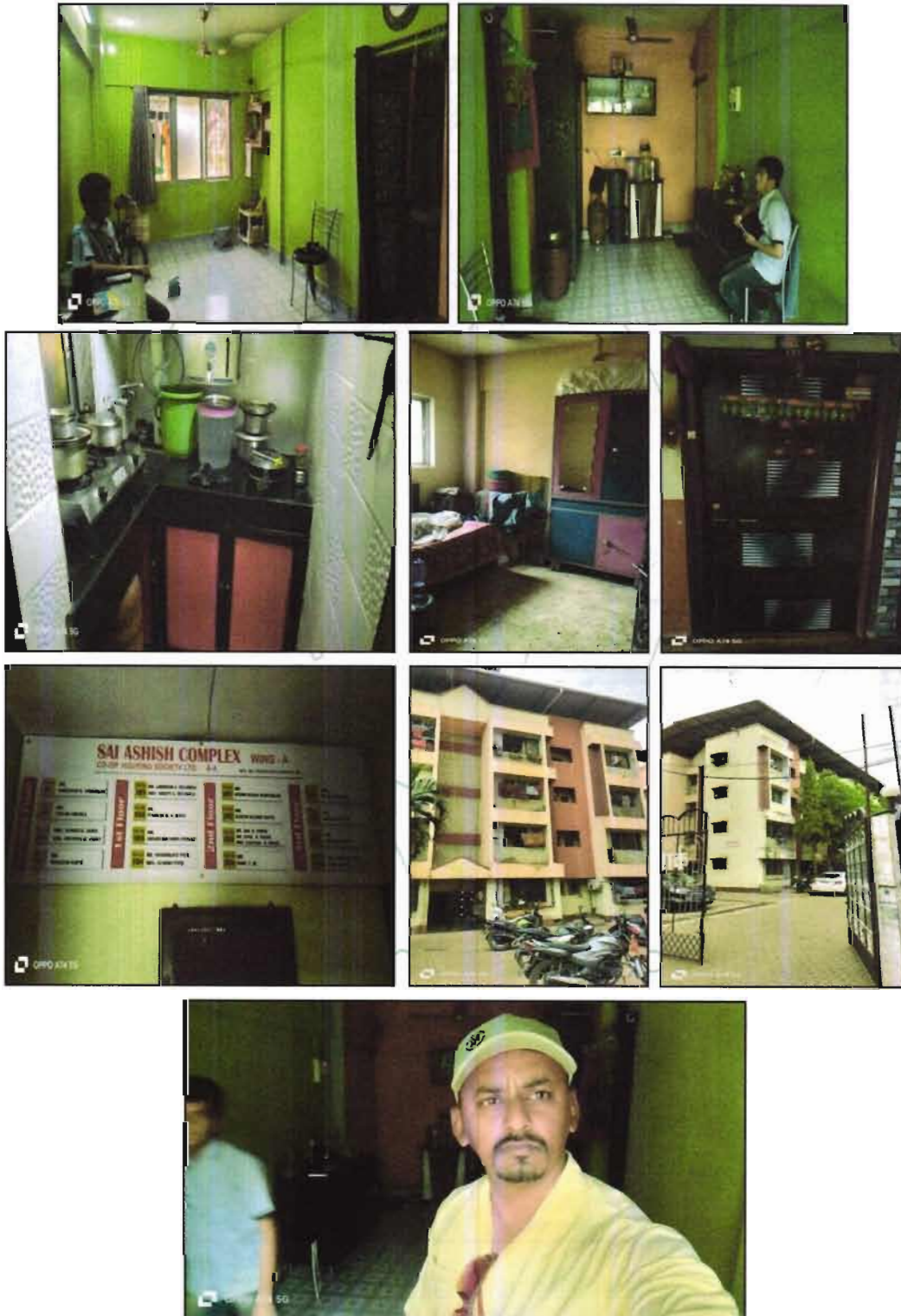
I hereby declare that

- (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:

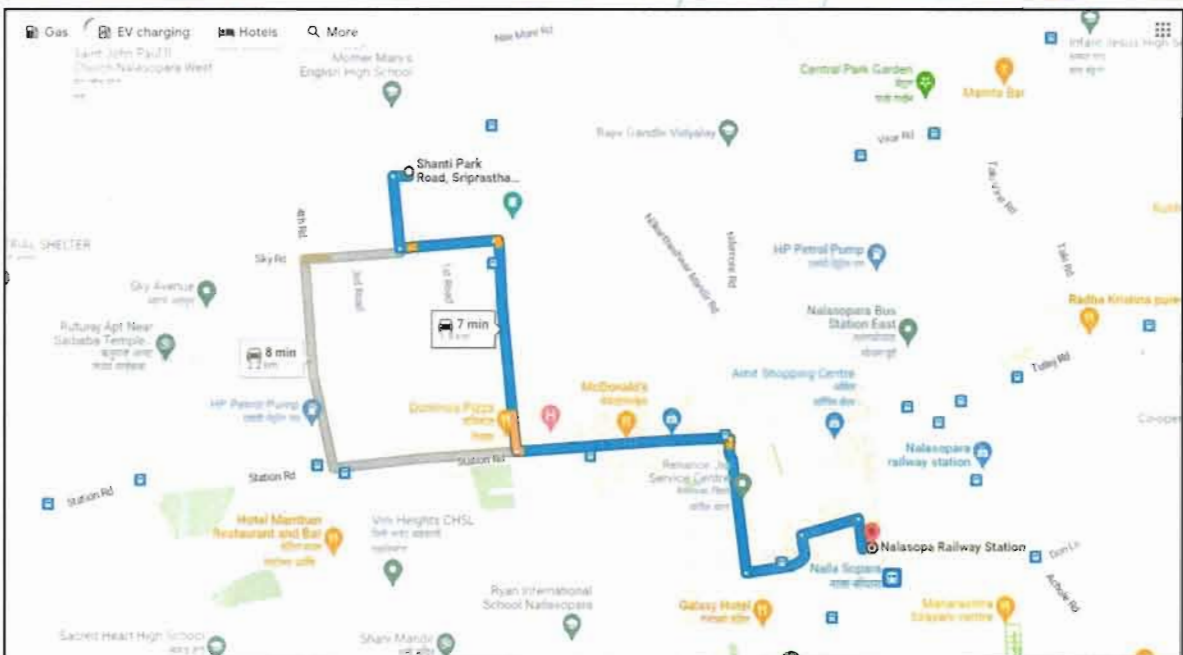
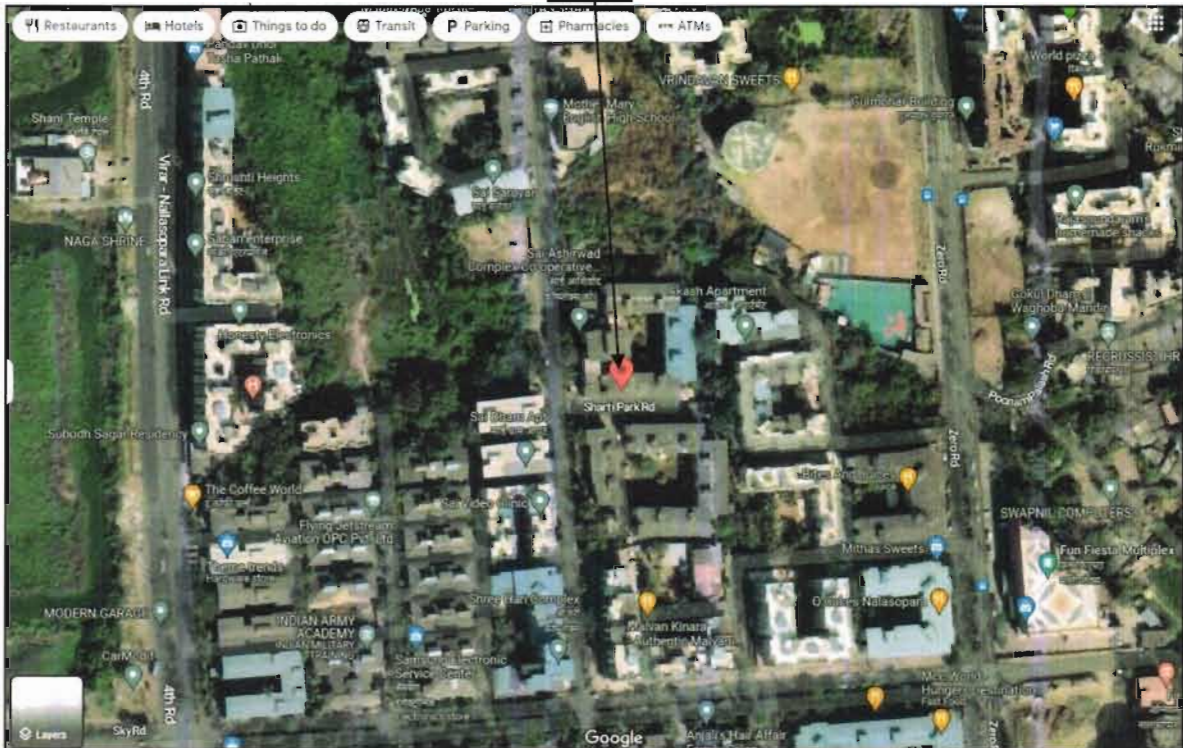
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	1997 (As per Occupancy Certificate)
4	Estimated future life	34 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 doors, Powder Coated Aluminium sliding windows
10	Flooring	Mosaic 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	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	Provided
18	No. of lifts and capacity	No 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	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



Route Map of the property Site u/r




Latitude Longitude - 19°25'30.0"N 72°48'34.6"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.9 Km.)



Ready Reckoner Rate



Open Land	Residence	Office	Shop	Industry	Unit
12500	55600	63800	69500	63600	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,600.00			
Reduced by 5% on Flat Located on 1 st Floor	2,780.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	52,820.00	Sq. Mtr.	4,907.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,500.00			
The difference between land rate and building rate (A – B = C)	40,320.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	42,740.00	Sq. Mtr.	3,971.00	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%

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 -

₹21 Lac (Estimated EMF ₹18,779) **1BHK 1Bath**

Property (13)

- Built Up area: 365 sq. ft.
- Price: ₹21 Lac @ ₹6,027 per sq. ft.
- Ground of 3 floor
- Property Age: 10+ Year Old
- 1 Bedroom, 1 Bathroom, No Balcony
- New Ganesh CHS Nalasopara West, Mira Road And Beyond

2 people already contacted this week

Places nearby

- DDA, Nalasopara West, Mira Road And Beyond, Mumbai
- Gavmata Jyotish Temple
- Shree Tulja Bhavani Temple
- Swami Shradhdhanand Hospital
- United Multispecialty Hospital

square yards Mumbai Buy Rent Projects Agents Property Mgmt. More Services Resources Intelligence

Dwarka Palace Studio 390 Sq.Ft. Apartment in Nalasopara West Mumbai

Listing ID: 49641236

₹22 L

- Studio+ Study Room
- Semi-Furnished
- 2 Bathroom
- 390 Sq Ft (Built-up Area)
- Garden View Facing

Hot! 2 Photos

Map View

Call to Agent Home Loan

Key Highlights

- Premie Location
- Near City Center
- Free Hold
- Affordable
- Family

A beautifully designed and Semi-Furnished apartment has been opened for the residents of Nalasopara west in Mumbai.

- The apartment provides a peaceful habitat to the residents with a Semi-Furnished interior and has a total area of 390 square feet.
- This well equipped apartment has 2 bedrooms, 2 bathrooms and 1 parking facility.

The apartment is located on the 1st floor in a 4 story building and faces a garden view from the balcony.

Property Information

Contact our Real Estate Experts

Pradeepkumar Narayanala ...
+918888800004

91

Enable contacts through WhatsApp

Price Indicators

NOBROKER

1 BHK Flat in Dwaraka Palace For Sale in Malad West

₹ 25 Lacs
₹ 15,128/Month
503

1 Bedroom
1 Bathroom
1BHK

Get more info

Price trends by NEEstimate

Activity On This Property

Similar Properties

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Handovers Chagns	Full Handover	Flooring	Marble Tiles
Build-up area	503 Sq Ft	Carpeting Area	44
Security	24x7	Water	Yes
Powering	Power Backup	Water Supply	Yes



Think.Innovate.Create

Sale Instance

11142533 20-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम विभाक : सह दु.नि.वसई 4 दल क्रमांक : 11142/2021 नोंदणी : Regn:63m
गावाचे नाव : निळेमोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2900000	
(3) बाजारभाव(भाडेपट्ट्याचा बावतिलपट्टाकार आकाशी देसो की पट्टेदार ते नमुव करावे)	2248000	
(4) भू-मापन,पोर्टलिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्गन : , इतर माहिती: , इतर माहिती: विभाग क्र. 3,गाव निळेमोरे,सदनिका नं ए-102 पहिला मजला,क्षेत्र - 46.93 चौ. मीटर(बिल्ट अप)," साई आशिष कॉम्प्लेक्स को-ऑप. हो. सो. लि.,",शांती पार्क,नालामोपारा पश्चिम तालुका वसई जिल्हा पालघर अशी मिळकत((Survey Number : 172 ;))	
(5) क्षेत्रफळ	46.93 चौ.मीटर	
(6)आकाशी किंवा जुदी देण्यात असलेले क्षेत्र.		
(7) दस्तऐवज करन देणा-वा निलतून देवणा-वा पक्षकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिचे नाव व पत्ता.	1): नाव:-पुष्कर डिकरसित गणा वय:-43 पत्ता:-प्लॉट नं: सी-११०४, फाळा नं: -, इमारतीचे नाव: कनकीया सेवक सोसायटी , ब्लॉक नं: एपी ७०६ १ ते १० बरोड गाव, रोड नं: बरोड को. ऑप रोड अंधेरी घ. मुंबई , पहारण्ट, मुम्बई. पिन कोड:-400059 पं न:- AEHPR7373G	
(8)दस्तऐवज करन देणा-वा पक्षकाराचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिचे नाव व पत्ता	1): नाव:-संजोग बळीराम नांदे वय:-35; पत्ता:-प्लॉट नं: सी-०९ , फाळा नं: -, इमारतीचे नाव: स्वदीप सोसायटी , ब्लॉक नं: गिब रीदर समोर मोरार नगर, मोगाव , रोड नं: नालामोपारा घु. ता. वसई वि. पालघर, पहारण्ट, ठाणे. पिन कोड:-401209 पं न:- AGRPN3219M 2): नाव:-अजली संजोग नांदे वय:-28; पत्ता:-प्लॉट नं: सी-०९ , फाळा नं: -, इमारतीचे नाव: स्वदीप सोसायटी , ब्लॉक नं: गिब रीदर समोर मोरार नगर, मोगाव, रोड नं: नालामोपारा घु. ता. वसई वि. पालघर, पहारण्ट, ठाणे. पिन कोड:-401209 पं न:- DKYPS8760L	
(9) दस्तऐवज करन दिल्याचा दिनांक	25/11/2021	
(10)दल नोंदणी केल्याचा दिनांक	26/11/2021	
(11)असूकनांक,खंड व पृष्ठ	11142/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	174000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29000	
(14)गोरा		
जुल्लोकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क अक्षरगताना 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 **18th 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 **₹ 23,91,437.00 (Rupees Twenty Three Lakh Ninety One Thousand Four Hundred Thirty Seven 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=ACM&CN,
2.5.4.20=9822b6c4d35d0196c730e2865972490c13d336f13
33115274b17a18b3852, postalCode=400095, st=Maharashtra,
serialNumber=11210405646b6c9180b2435d8e3d4b11113d4f
2e394e28f2e2932734233bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.18 12:07:02 +05'30'

Auth. Sign.

Think.Innovate.Create

