

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1385/23-24	Dated 3-Jul-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Ghatkopar Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 001132 / 2301386	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

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
Total	4,000.00		360.00		360.00	720.00

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**



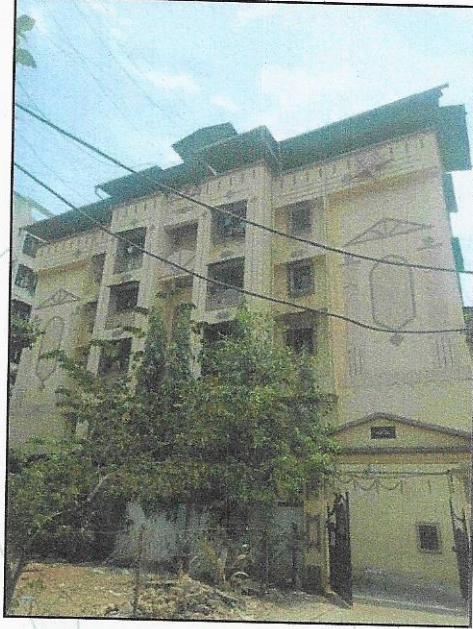
UPI Virtual ID : **Vastukala@icici**
for Vastukala Consultants (I) Pvt Ltd

Remarks:
 Mr. Pravin Somnath Rawool - Residential Flat No. 405,
 4th Floor, "Kajal Darshan Co-op. Hsg. Soc. Ltd.", Gawali
 Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane
 - 421306, 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

Pratod
 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pravin Somnath Rawool**

Residential Flat No. 405, 4th Floor, "**Kajal Darshan Co-op. Hsg. Soc. Ltd.**", Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'18.7"N 73°08'18.2"E

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Valuation Prepared for:




Cosmos Bank




Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),
Mumbai – 400 086, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank / Ghatkopar (West) Branch / Mr. Pravin Somnath Rawool (001132/ 2301386) Page 2 of 16

Vastu/Mumbai/06/2023/001132/ 2301386
03/3-11-SKVS
Date: 03.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 405, 4th Floor, "Kajal Darshan Co-op. Hsg. Soc. Ltd.", Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, State – Maharashtra, Country – India belongs to **Mr. Pravin Somnath Rawool.**

Boundaries of the property.

North : Internal Road
South : Shubham Complex
East : Sai Ganesh Vihar CHSL
West : Open Plot

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 **₹ 32,17,500.00 (Rupees Thirty Two Lakh Seventeen 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=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
o=Vastukala,
2.5.4.24=92226644ad35d6c94e39b386591342d4d43594122
3115279b17a18b5651, postalCode=400069, st=Maharashtra,
serialNumber=4112550998b0d2c9a6f02d55a8f0c3c6b37315a2e
294629f5a29a237704295f6, cn=MANOJ BABURAO CHALIKWAR
DN: 2023.07.03 14:40:18 +05'33'

Manoj Baburao Chalikwar
Auth. Sign.



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



Our Pan India Presence at :

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

- Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai - 400 072, (M.S.), INDIA**
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

Valuation Report of Residential Flat No. 405, 4th Floor, "**Kajal Darshan Co-op. Hsg. Soc. Ltd.**", Gawali Nagar,
Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, 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 03.07.2023 for Bank Loan Purpose
2	Date of inspection	14.04.2023
3	Name of the owner/ owners	Mr. Pravin Somnath Rawool
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 405, 4 th Floor, " Kajal Darshan Co-op. Hsg. Soc. Ltd. ", Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, State – Maharashtra, Country – India. Contact Person: Mr. Sandeep Gawde (Owner's Relative) Contact No. 9594097385
6	Location, street, ward no	Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East)
	Survey/ Plot no. of land	Survey No. 13, Hissa No. 12, Plot No. 50 of Village – Tisgaon
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. = 422.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 550.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East)

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?	Tenant Occupied – Mr. Tanaji Jadhav
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC 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	₹ 7,000.00 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 – 2003 (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 supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 03.07.2023 for Residential Flat No. Residential Flat No. 405, 4th Floor, "**Kajal Darshan Co-op. Hsg. Soc. Ltd.**", Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, State – Maharashtra, Country – India belongs to **Mr. Pravin Somnath Rawool.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 22.06.2023
2	Copy of Building Completion Certificate No. KDMC / NRV / CC / Dombivali / 602 dated 25.02.2003 issued by Kalyan Dombivali Municipal Corporation.

LOCATION:

The said building is located at Survey No. 13, Hissa No. 12, Plot No. 50 of Village – Tisgaon, Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.7 KM. from Kalyan 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 is used for residential purpose. 4th Floor is having 5 Residential Flat. Lift not provided in the building.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (i.e., **1BHK + WC + Bath**). The residential flat is finished with ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.



Valuation as on 03rd July 2023

The Built Up Area of the Residential Flat	:	550.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2003 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	550.00 X 2,500.00 = ₹ 13,75,000.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 4,12,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 45,120.00 per Sq. M. i.e., ₹ 4,192.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 39,036.00 per Sq. M. i.e., ₹ 3,627.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,300.00 per Sq. Ft.
Value of property as on 03.07.2023	:	550.00 Sq. Ft. X ₹ 6,600.00 = ₹ 36,30,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 03.07.2023	:	₹ 36,30,000.00 (-) ₹ 4,12,500.00 = ₹ 32,17,500.00
Total Value of the property	:	₹ 32,17,500.00
The realizable value of the property	:	₹ 28,95,750.00
Distress value of the property	:	₹ 25,74,000.00
Insurable value of the property (550.00 X 2,500.00)	:	₹ 13,75,000.00
Guideline value of the property (As per Index II)	:	₹ 24,77,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 405, 4th Floor, "Kajal Darshan Co-op. Hsg. Soc. Ltd.", Gawali Nagar, Poonalink Road, Tisgaon, Kalyan (East), Thane – 421306, State – Maharashtra, Country – India for this particular purpose at **₹ 32,17,500.00 (Rupees Thirty Two Lakh Seventeen Thousand Five Hundred Only)** as on **03rd July 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 **03rd July 2023 is ₹ 32,17,500.00 (Rupees Thirty Two Lakh Seventeen 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	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 4 th Floor
3.	Year of construction	2003 (As per Building Completion Certificate)
4.	Estimated future life	40 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	Ceramic tiles flooring
11.	Finishing	Cement plastering
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	Not 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



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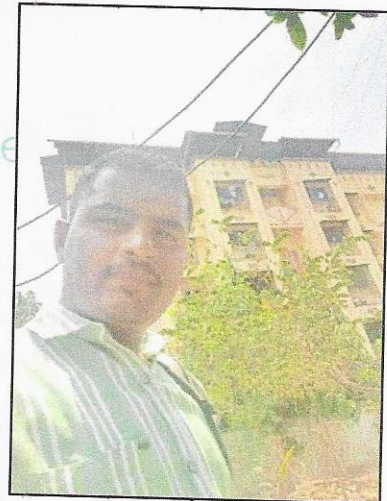
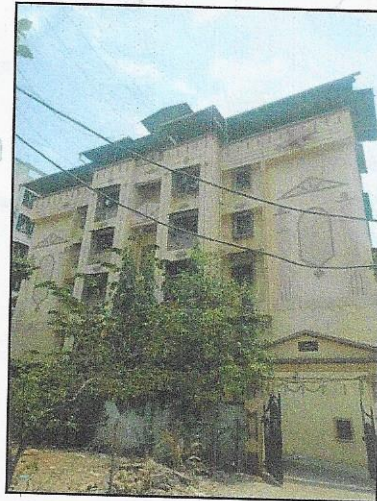
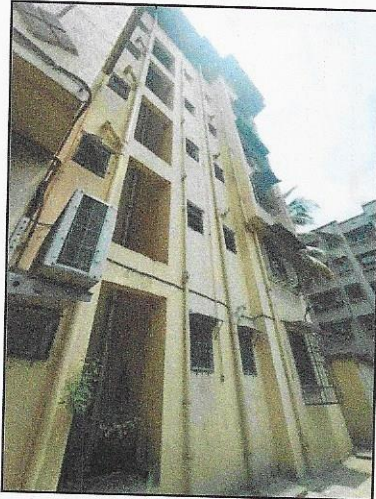
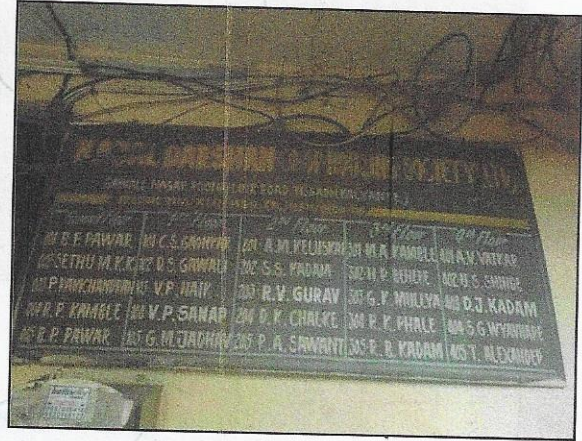
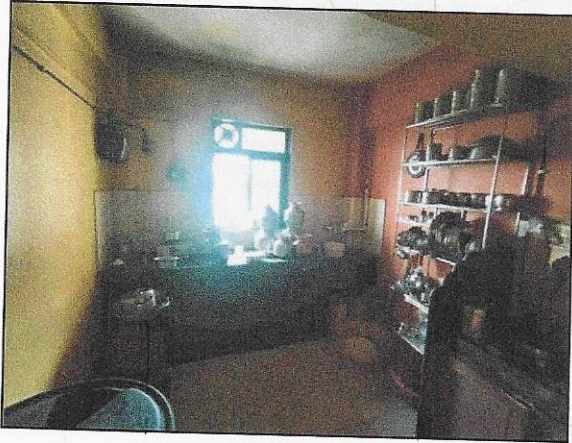
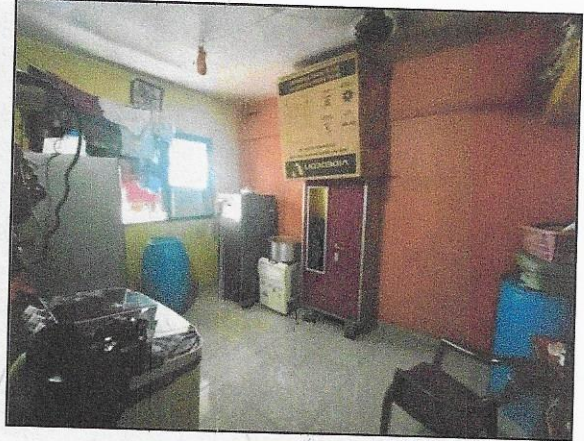
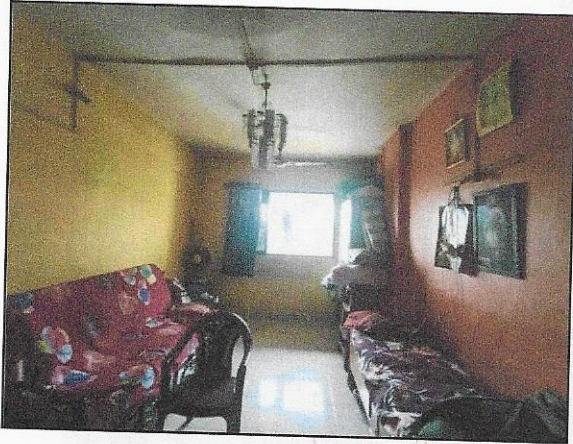
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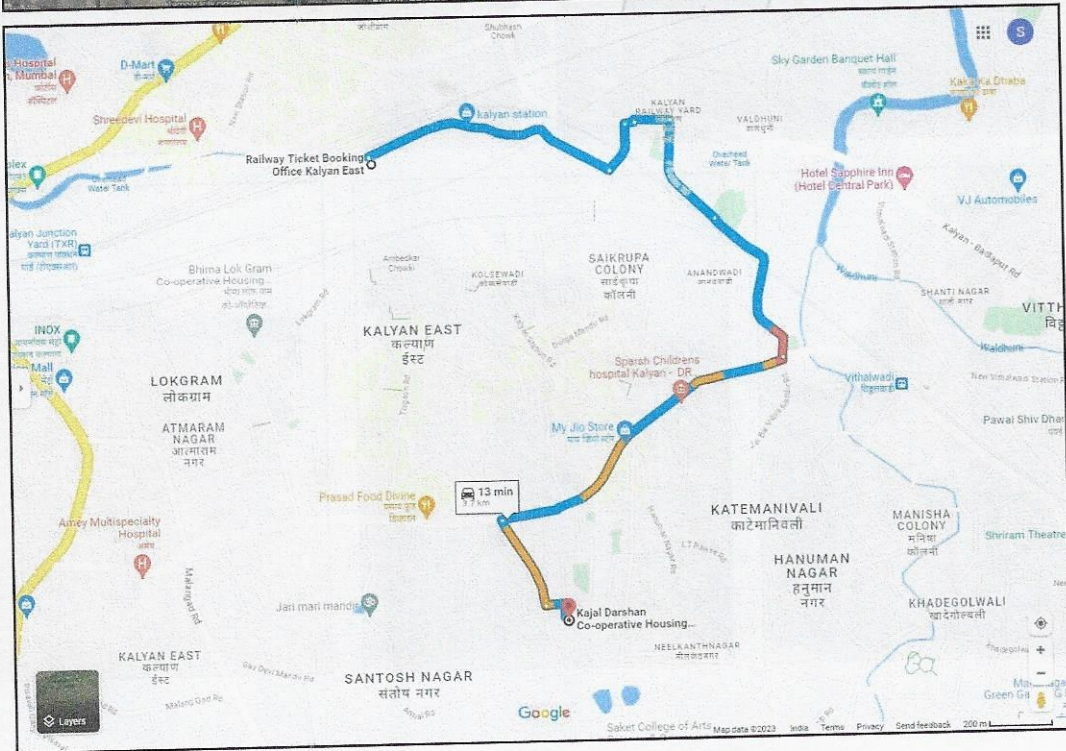
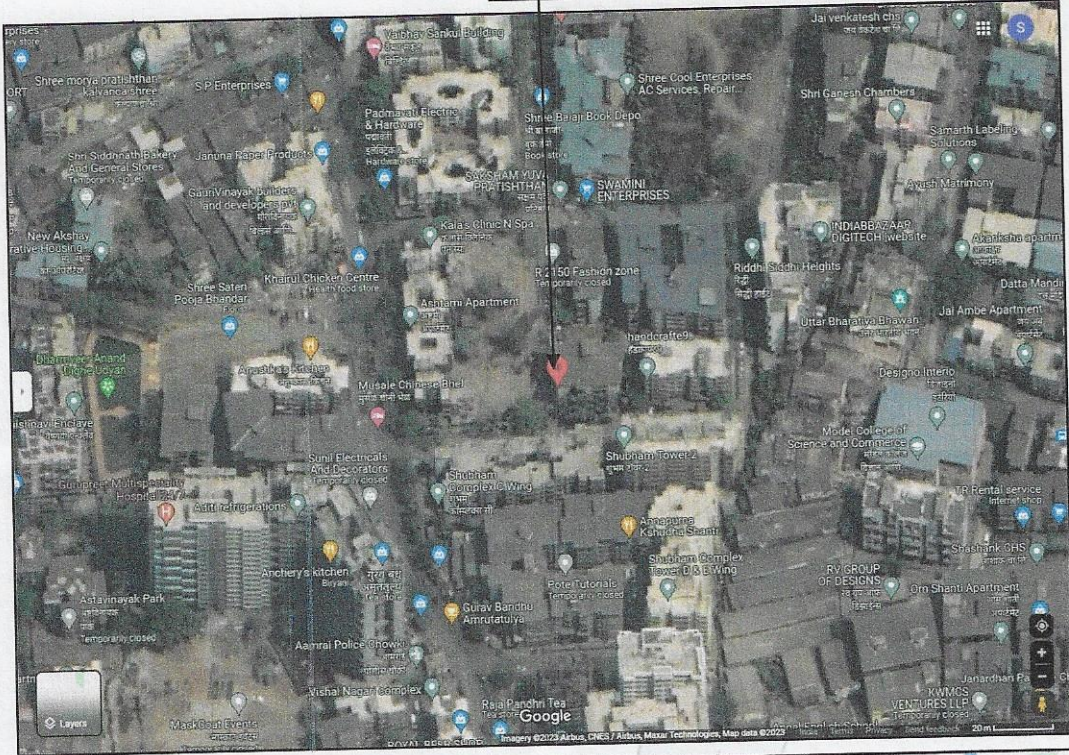


Actual site photographs



Route Map of the property

Site/ur




Latitude Longitude - 19°13'18.7"N 73°08'18.2"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.7 KM.)



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: 2023/2024

Annual Statement of Rates

Language: English

Selected District: ठाणे

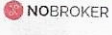
Select Taluka: फल्याण

Select Village: गावाचे नाव : तिसगांव

Search By: Survey No Location

Select	उपविभाग	खुनी जमीन	निवासी सदनिका	गॅलरीस	डुकाने	वैश्वीक (Rs./)	एकक
SurveyNo	22/71-विभाग(12-अ.1) तिसगांव - तिसगांव गावातील उल्हासनगर स्टेशनकडे जाणा-या रस्त्याच्या उत्तरेकडील भाग	12400	46100	53100	62900	53100	चौ. मीटर
SurveyNo	22/72-विभाग(12-अ.2) तिसगांव - तिसगांव गावातील उल्हासनगर स्टेशनकडे जाणा-या रस्त्याच्या दक्षिणेकडील भाग	14700	56400	65100	74600	65100	चौ. मीटर

Price Indicators



1 BHK Flat in Vaishnavi Park For Sale in Vijay Nagar

Vijay Nagar Kalyan

₹ 35 Lacs (Non-negotiable)

₹ 20,000/Month (Estimated EM)

550 Sq Ft

Need Home Loan? [Apply Loan](#)

Loan Verified

Apr 2, 2023

Immediately

Vaishnavi Park

None

None

None

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



Nearby: Metro Junction Mall, Big Bazaar, INDI, Barbeque Nation, Lodha Palava Viento

1 Bedroom

1 Bathroom

NA

None

None

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Buildup Area	550 Sq.Ft	Furnishing Status	Unfurnished Buildup Now

Activity On This Property: 42 Unique Views, 5 Shortlists


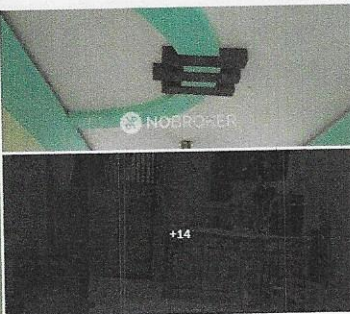
Similar Properties

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat in Sai Ganesh Vihar For Sale in Vijay Nagar
Kalyan

Home / Flats for Sale in Mumbai / Flats for Sale in Vijay Nagar / 1BHK Flat for Sale in Vijay Nagar / Property Details

Nearby: Metro Junction Mall | Big Bazaar | INOX | Barbeque Nation | Lodia Palace Vientis

₹ 38 Lacs
Negotiable

₹ 20,633/Month
Estimated EMV

545
Sq.Ft

Need Home Loan? [Apply Loan](#)

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Bachelors

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	545 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	East	Floor	0/4

Activity On This Property

139 Unique Views | 2 Shortlists

Similar Properties

More 1 BHK Properties for Buy in Vijay Nagar

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat in Sai Ganesh Dhan For Sale in Kalyan East
Vijaynagar, Pune Lodi Road, near St Thomas High School

Home / Flats for Sale in Mumbai / Flats for Sale in Vijay Nagar / 1BHK Flat for Sale in Vijay Nagar / Property Details




Nearby: Metro Junction Mall | Big Bazaar | INOX | Barbeque Nation | Lodia Palace Vientis

₹ 40 Lacs
Negotiable

₹ 22,925/Month
Estimated EMV

635
Sq.Ft

Need Home Loan? [Apply Loan](#)

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Bachelors

Bike and Car
Parking

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	635 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property

151 Unique Views | 1 Shortlist

Similar Properties

Sale Instance

150471 17-04-2023 Note: -Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक: सह दु.नि. कल्याण 2 दस्त क्रमांक: 1504/2023 नोंदणी: Regn.63m
गावाचे नाव : तिसगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2300000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2150000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे तिसगाव ता कल्याण सर्व्हे नं.30 हि नं.78, 35, 36 प्लॉट नं.80 व 81, दर्शना नं.1 को ऑप हौ सोसायटी लि मधील सदनिका क्र.2 तळ मजला क्षेत्र 410 चौ.फुट बांधीव((Survey Number : 30 ;))	
(5) क्षेत्रफळ	410 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.-जयेश अश्विन कापटे - - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दर्शन अपा रूम नं.2 विजय नगर कल्याण पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं.-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-हेमा रमेश मोईली - - वय:-42, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 001 तळ मजला दर्शना अपा, विजय नगर तिसगाव कल्याण पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं.-	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1504/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	138000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd July 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 **₹ 32,17,500.00 (Rupees Thirty Two Lakh Seventeen Thousand Five Hundred Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=M, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
2.5.4.25=982286c4fd83d073e0f170286051149007323d1133
3115279b17a18b1692, postalCode=400060, st=Maharashtra,
serialNumber=115564664ac20461550a8c3c6b3117b02e
394426f229932785293f; c=IN#MANOJ BABURAO CHALIKWAR
Date: 2023.07.03 14:05:11 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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