

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-164/23-24 | Dated 20-Apr-23 |
| 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 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 30951 / 2300167 | 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**

Remarks:

Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Ramesh Rao Deogirkar - Residential Flat No. C-16, 4th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai - 400084, 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**

Sheetal
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Rameshram Deogirkar**

Residential Flat No. C-16, 4th Floor, C Wing "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, State – Maharashtra, Country – India.

Latitude Longitude - 19°05'38.2"N 72°54'06.8"E

Think.Innovate.Create

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 : 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 Prepared For: Cosmos Bank / Ghatkopar (West) Branch / Dr. Mrs. Sheetal Vaibhav Deogirkar (30951/2300167) Page 2 of 17

Vastu/Mumbai/04/2023/30951/2300167
20/04-164-SKVSMU
Date: 20.04.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. C-16, 4th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, State – Maharashtra, Country – India belongs to **Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Ramesh Rao Deogirkar.**

Boundaries of the property.

North : Internal Road
South : Sahajivan Marg
East : Internal Road
West : B Wing

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 **₹ 1,18,43,545.00 (Rupees One Crore Eighteen Lakh Forty Three Thousand Five Hundred Forty Five 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: c=IN, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, cn=B. Chalikwar
Date: 2023.04.20 12:36:11 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



www.vastukala.org

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. C-16, 4th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, 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 20.04.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 17.04.2023 |
| 3 | Name of the owner/ owners | Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Rameshraj Deogirkar |
| 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 not available) |
| 5 | Brief description of the property | Address: Residential Flat No. C-16, 4 th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, State – Maharashtra, Country – India. Contact Person: Dr. Mr. Vaibhav Rameshraj Deogirkar (Owner) Contact No. 9223316298 |
| 6 | Location, street, ward no | Bhatwadi, Jivdaya Lane, Ghatkopar (West) |
| | Survey/ Plot no. of land | Final Plot No. 74, 75, C.T.S. No. 32 of Village Kiroal |
| 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. = 539.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 532.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 639.00 (Area as per Index II) |

| | | |
|---------------------|--|---|
| 13 | Roads, Streets or lanes on which the land is abutting | Bhatwadi, Jivdaya Lane, Ghatkopar (West) |
| 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 Owner Occupied |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per MCGM 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 | ₹ 25,000.00 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 – 1972 (As per Occupancy |

| | year of completion | 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 20.04.2023 for Residential Flat No. C-16, 4th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, State – Maharashtra, Country – India belongs to **Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Ramesh Rao Deogirkar.**

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Agreement for Sale dated 25.01.2007. |
| 2 | Copy of Occupancy Certificate No. CE / 7712 / BSII / AN dated 19.02.1972 issued by Municipal Corporation of Greater Mumbai. |
| 3 | Copy of Duplicate Share Certificate dated 22.02.2007 in the name of Dr. Mrs. Sheetal Vaibhav Deogirkar & Dr. Mr. Vaibhav Ramesh Rao Deogirkar issued by The Kailas Co-op. Hsg. Soc. Ltd. |

LOCATION:

The said building is located at Final Plot No. 74, 75, C.T.S. No. 32 of Village Kiroli, Taluka – Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance 600 M. from Jagruti Nagar metro 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 3 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 mosaic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 20th April 2023

| | | |
|--|----------|-----------------------|
| The Built Up Area of the Residential Flat | : | 639.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 1972 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 51 Years |
| Cost of Construction | : | 639.00 X 2,700.00 = ₹ 17,25,300.00 |
| Depreciation $\{(100-10) \times 51 / 60\}$ | : | 76.50% |
| Amount of depreciation | : | ₹ 13,19,855.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,23,496.00 per Sq. M. i.e., ₹ 11,473.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 97,514.00 per Sq. M. i.e., ₹ 9,059.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 20,600.00 per Sq. Ft. |
| Value of property as on 20.04.2023 | : | 639.00 Sq. Ft. X ₹ 20,600.00 = ₹ 1,31,63,400.00 |

(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 20.04.2023 | : | ₹ 1,31,63,400.00 (-) ₹ 13,19,855.00 = ₹ 1,18,43,545.00 |
| Total Value of the property | : | ₹ 1,18,43,545.00 |
| The realizable value of the property | : | ₹ 1,06,59,191.00 |
| Distress value of the property | : | ₹ 94,74,836.40 |
| Insurable value of the property (639.00 X 2,700.00) | : | ₹ 17,25,300.00 |
| Guideline value of the property (639.00 X 9,059.00) | : | ₹ 57,88,701.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C-16, 4th Floor, C Wing, "The Kailas Co-op. Hsg. Soc. Ltd.", Bhatwadi, Jivdaya Lane, Ghatkopar (West), Mumbai – 400084, State – Maharashtra, Country – India for this particular purpose at **₹ 1,18,43,545.00 (Rupees One Crore Eighteen Lakh Forty Three Thousand Five Hundred Forty Five Only)** as on 20th April 2023.

NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20th April 2023 is ₹ 1,18,43,545.00 (Rupees One Crore Eighteen Lakh Forty Three Thousand Five Hundred Forty Five 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:

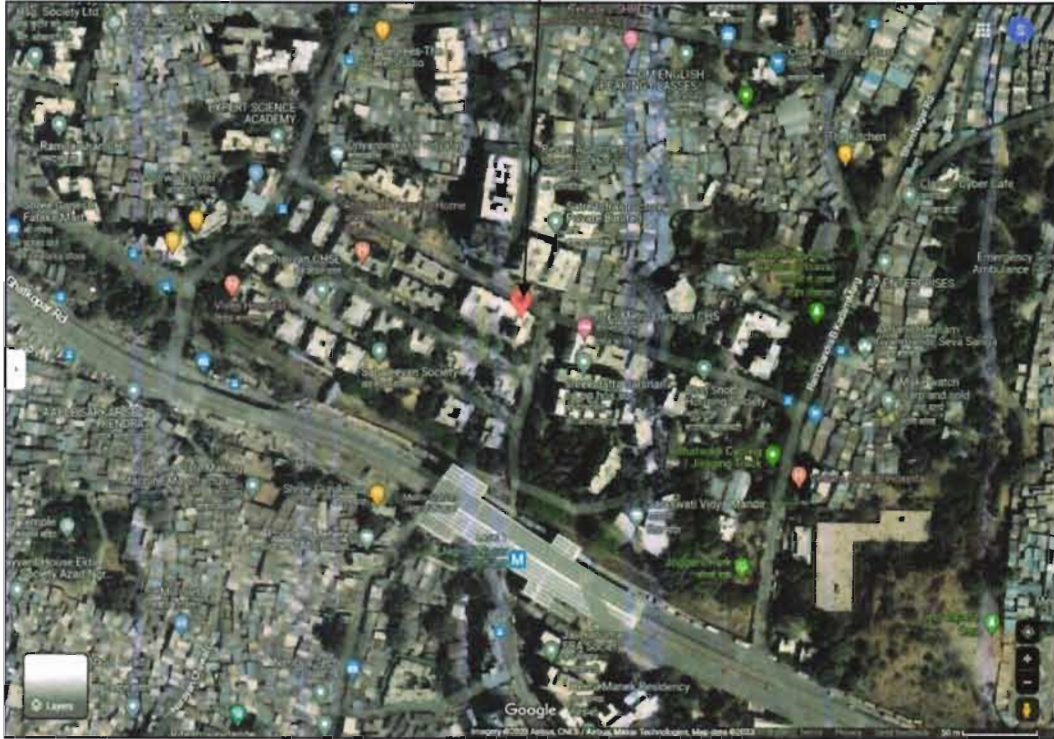
Think.Innovate.Create

Actual site photographs



Route Map of the property

Site:u/r



Latitude Longitude - 19°05'38.2"N 72°54'06.8"E

Note: The Blue line shows the route to site from nearest metro station (Jagruti Nagar – 600 M.)

Sale Instance

| | | |
|--|---|--|
| S993391 18-04-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office | सूची क्र.2 | दुयम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 5993/2023 नोंदणी Regn:63m |
| गावाचे नाव : किरोळ | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 7961000 | |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5763107.70 | |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं. ए-906. माळा नं: 9 वा मजला. इमारतीचे नाव: ए विंग,बिल्डिंग नं 2,अनुसया, ब्लॉक नं: भटवाडी, रोड : घाटकोपर पश्चिम,मुंबई - 400084. इतर माहिती: एकूण क्षेत्रफळ 38.89 चौ मी रेरा कारपेट.सिटीएस नं. 32ए/1:1(पार्ट),32ए/1:2 ए(पार्ट),व्हिलेज - किरोळ((C.T.S. Number : 32A/1/1(P1) AND 32A/1/2A (P1) :)) | |
| (5) क्षेत्रफळ | 38.89 चौ मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव.-मेसर्स सत्रे इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड तर्फे डायरेक्टर साहेबराव विठ्ठल सत्रे तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्ण पेजे वय-42 पत्ता-प्लॉट नं: 1104, माळा नं. - इमारतीचे नाव- ओपल स्कॅअर आयटी पार्क, ब्लॉक नं. एस जी बर्वे मार्ग, वागळे ईस्टेट, रोड नं. ठाणे पश्चिम, ठाणे महाराष्ट्र, THANE पिन कोड:-400604 पॅन नं.-AAJCS7761G | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव.-सुचिता जनार्दन राणे वय-39, पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. भीमनगर, एल बी एस रोड, साईबाबा मंदिर जवळ. रोड नं मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं.- ARYPR0933L 2) नाव.-निलेश विजय मोरे वय-37, पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. भीमनगर, एल बी एस रोड, साईबाबा मंदिर जवळ. रोड नं: मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400086 पॅन नं. - AOPPM2327B | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/03/2023 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 28/03/2023 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 5993/2023 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 477700 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (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. | |

Sales Instance

| | | |
|---|---|--|
| 5566391 18-04-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office | सूची क्र.2 | दुय्यम निबंधक सह दु.नि. कुर्ला 4 दस्त क्रमांक 5566*2023 नोंदणी Regn:63m |
| गावाचे नाव : किरोळ | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 7800000 | |
| (3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे? | 5202693.3 | |
| (4) भू.मापन.पोटहिसा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. ए-703. माळा नं. 7 वा मजला.बिल्डिंग नं. 3. इमारतीचे नाव: इंडस. ब्लॉक नं. व्हीलेज किरोळ.घाटकोपर पश्चिम, रोड : मुंबई 400084. इतर माहिती: मौजे किरोळ.सदनिकेचे क्षेत्रफळ 35.11 चौ. मी. रेरा कारपेट((C.T.S. Number : 32/A 1/2A. 32/A 1 2H :)) | |
| (5) क्षेत्रफळ | 38.62 चौ.मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1) नाव-अनिल मनोहर हस्तेकर वय:-64 पत्ता -प्लॉट नं ए-505 . माळा नं . इमारतीचे नाव गिरिजा नीलकंठ हाइडस . ब्लॉक नं. ठाणे . रोड नं पोखरण रोड नं 2 , महाराष्ट्र, ठाणे पिन कोड -400610 पॅन नं - ABLPHB447G | |
| (8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1). नाव -प्रविण तुकाराम गोपाळे वय:-28, पत्ता -प्लॉट नं रूम नं 5 . माळा नं . इमारतीचे नाव सु सिद्धार्थ नगर, ब्लॉक नं विठ्ठल रघुमाई मंदिर च्या जवळ, भटवाडी, घाटकोपर पश्चिम . रोड नं आर बी कदम मार्ग महाराष्ट्र. MUMBAI. पिन कोड -400084 पॅन नं -BFRPG17751R 2) नाव:-ऋतिका बाळु हाडवळे वय:-22, पत्ता -प्लॉट नं रूम नं 12 . माळा नं . इमारतीचे नाव चव्हाण पाटील चाळ , ब्लॉक नं भटवाडी, रूपल इंडस्ट्रीज च्या पाठीमागे, बर्वे नगर, घाटकोपर पश्चिम , रोड नं महाराष्ट्र. मुंबई. पिन कोड -400084 पॅन नं -AYKPH6930N | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21-03-2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 21-03-2023 | |
| (11) अनुक्रमांक.खंड व पृष्ठ | 5566 2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 468000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| 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 **20th April 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 **₹ 1,18,43,545.00 (Rupees One Crore Eighteen Lakh Forty Three Thousand Five Hundred Forty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=
Date: 2025.04.20 12:36:20 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Think.Innovate.Create