

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Pradeep Joma Patil**

Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Shree Krupa Residency**", Plot No. 49, Sector – 2, Taloja Pachnand,  
Taluka – Panvel, District – Raigad, PIN – 410 208, State – Maharashtra, Country – India.

**Latitude Longitude - 19°04'53.0"N 73°05'28.3"E**

Think.Innovate.Create

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Thane Branch**




Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602  
State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, "Shree Krupa Residency", Plot No. 49, Sector – 2, Talaja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410 208, State – Maharashtra, Country – India belongs to **Mr. Pradeep Joma Patil**.

Boundaries of the property.

North : Chhadva Platinum  
South : Internal Road  
East : Taloja Phase 1 Road  
West : Maitri Planet

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 **₹ 30,49,375.00 (Rupees Thirty Lakh Forty Nine Thousand Three Hundred Seventy 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.**



Think.Innovate.Create

Director

Auth. Sign.

**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



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

### 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](mailto:mumbai@vastukala.org)

Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "Shree Krupa Residency", Plot No. 49, Sector – 2, Taloja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410 208, 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 20.07.2023 for Bank Loan Purpose
2	Date of inspection	18.07.2023
3	Name of the owner/ owners	<b>Mr. Pradeep Joma Patil</b>
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	<b>Address:</b> Residential Flat No. 203, 2 <sup>nd</sup> Floor, "Shree Krupa Residency", Plot No. 49, Sector – 2, Taloja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410 208, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Ramesh Prajapati (Tenant) Contact No. 8853101090
6	Location, street, ward no	Taloja Pachnand, Taluka – Panvel, District – Raigad
	Survey/ Plot no. of land	Plot No. 49, Sector – 2 of Village – Taloja Pachnand
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. = 315.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 595.00</b> <b>(Area as per agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 49, Sector – 2, Taloja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410

		208
14	If freehold or leasehold land	Lease 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?	Tenant 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 CIDCO norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Ramesh Prajapati – Tenant
	(ii) Portions in their occupation	Fully Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<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 up on, 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 – 2013 (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 Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 20.07.2023 for Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Shree Krupa Residency**", Plot No. 49, Sector – 2, Talaja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410 208, State – Maharashtra, Country – India belongs to **Mr. Pradeep Joma Patil**.

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

1	Copy of Sale Deed dated 25.05.2011 Between M/s. Shree Krupa Builders & Developers (the Promoters) and Mr. Pradeep Joma Patil (the Purchaser).
2	Copy of Occupancy Certificate No. CIDCO / BP-8738 / ATPO (NM & Khopta) / 2013 / 1551 dated 09.10.2013 issued by CIDCO.

### LOCATION:

The said building is located at Plot No. 49, Sector – 2 of Village – Talaja Pachnand. The property falls in Residential Zone. It is at a travelling distance 700 Mt. from Talaja Pachnand 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. 2<sup>nd</sup> Floor is having 5 Residential Flat. The building is having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath (i.e., **1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 20<sup>th</sup> July 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>595.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	10 Years
Cost of Construction	:	595.00 X 2,500.00 = ₹ 14,87,500.00
Depreciation $\{(100-10) \times 10 / 60\}$	:	15.00%
Amount of depreciation	:	₹ 2,23,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 62,000.00 per Sq. M. i.e., ₹ 5,760.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 57,700.00 per Sq. M. i.e., ₹ 5,360.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,500.00 per Sq. Ft.
<b>Value of property as on 20.07.2023</b>	<b>:</b>	<b>595.00 Sq. Ft. X ₹ 5,500.00 = ₹ 32,72,500.00</b>

(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)

<b>Depreciated fair value of the property as on 20.07.2023</b>	<b>:</b>	<b>₹ 32,72,500.00 - ₹ 2,23,125.00 = ₹ 30,49,375.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 30,49,375.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 27,44,438.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 24,39,500.00</b>
<b>Insurable value of the property (595 X 2,500.00)</b>	<b>:</b>	<b>₹ 14,87,500.00</b>
<b>Guideline value of the property (595 X 5,360.00)</b>	<b>:</b>	<b>₹ 21,62,732.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "Shree Krupa Residency", Plot No. 49, Sector – 2, Talaja Pachnand, Taluka – Panvel, District – Raigad, PIN – 410 208, State – Maharashtra, Country – India for this particular purpose at **₹ 30,49,375.00 (Rupees Thirty Lakh Forty Nine Thousand Three Hundred Seventy Five Only)** as on **20<sup>th</sup> July 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 **20<sup>th</sup> July 2023 is ₹ 30,49,375.00 (Rupees Thirty Lakh Forty Nine Thousand Three Hundred Seventy 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:

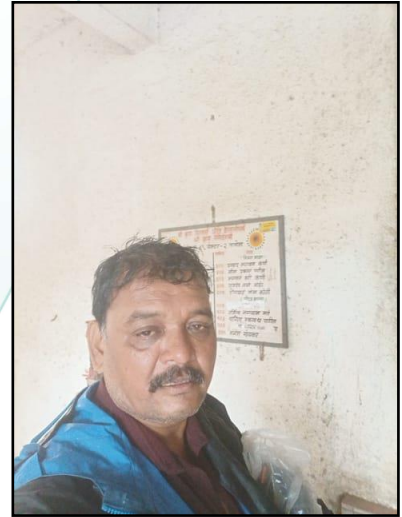
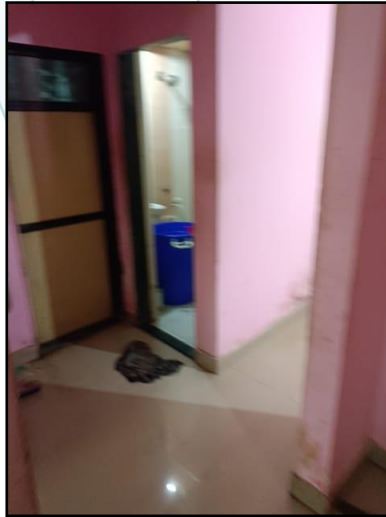
Think.Innovate.Create



**ANNEXURE TO FORM 0-1**

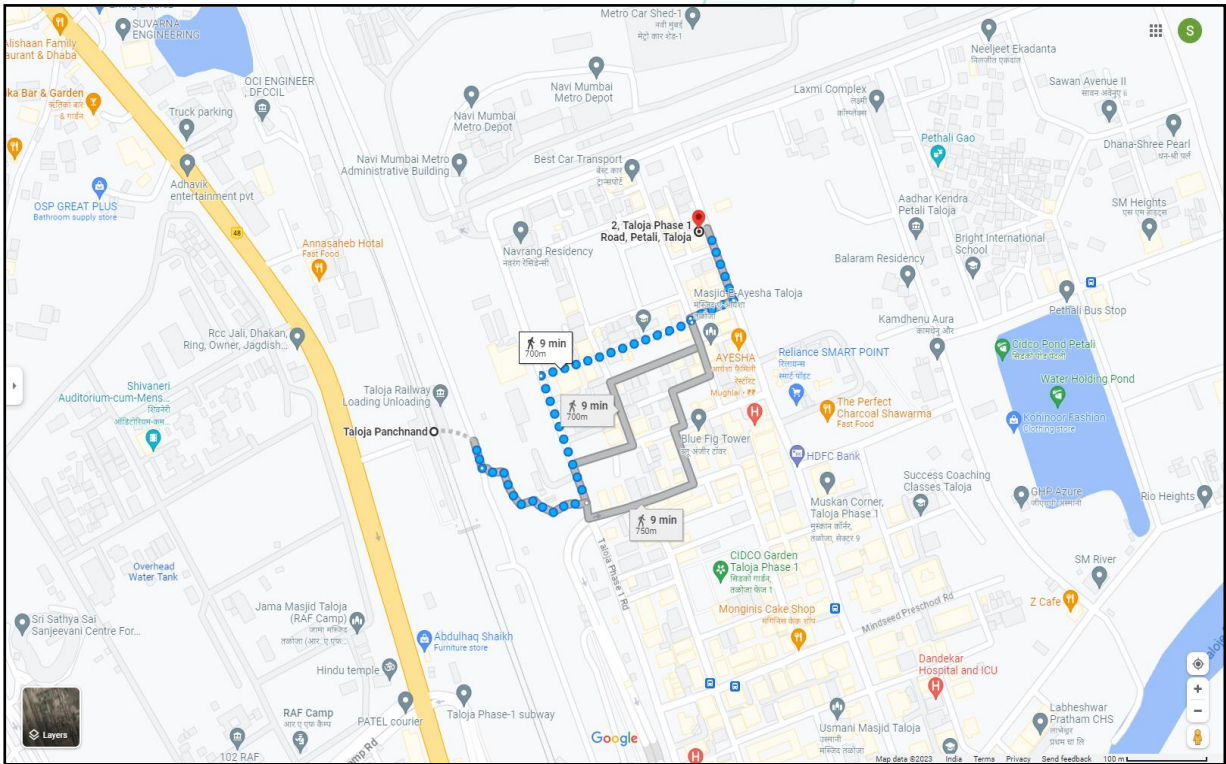
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3	Year of construction	2013 (As per occupancy certificate)
4	Estimated future life	50 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows
10	Flooring	Vitrified 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	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	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	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°04'53.0"N 73°05'28.3"E**

**Note: The Blue line shows the route to site from nearest railway station (Talaja Panchand – 700 Mt.)**

## Ready Reckoner Rate

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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
वाजारमूल्य दर पत्रक

HomeValuation RulesUser ManualCloseFeedback

Year  
20232024Annual Statement of RatesLanguage  
English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: मीत्रे: तळोजा पाचनंद (पनवेल महानगरपालिका)

Search By:  Survey No  Location

Select	उपविभाग	चुली चमीन	निवासी सदनिका	बॉक्रीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3.29-सिडको सेक्टर क्र.29	18100	51400	63500	75800	63500	चौ. मीटर
SurveyNo	3.2-सिडको सेक्टर क्र.2	19000	62000	71200	77600	71200	चौ. मीटर
SurveyNo	3.3-सिडको सेक्टर क्र.3	19000	51900	64100	76500	64100	चौ. मीटर
SurveyNo	3.4-सिडको सेक्टर क्र.4	15100	66500	76200	83300	76200	चौ. मीटर
SurveyNo	3.5-सिडको सेक्टर क्र.5	14700	66000	75500	82400	75500	चौ. मीटर

1 2 3 4 5 6

Think.Innovate.Create

# Price Indicators

**1 Bedroom 626 Sq.Ft. Apartment in Taloja Sector 2 Navi Mumbai**  
Listing ID #4933860

**₹ 32 L**

1 Bedroom  
Unfurnished  
1 Bathroom  
626 Sq.Ft. (Built-up Area)

Get Instant Home Loan | Request for Call

**Key Highlights:** Family, Newly Built, Well ventilated, Affordable, Peaceful Vicinity

Enjoy a peaceful neighbourhood with this newly built apartment in the vicinity of talojo sector 2 in navi mumbai.

- Situated on the 3rd floor of a 4 storied building, this apartment is Unfurnished and has 1 bedroom and 1 bathroom.

What's on your mind? Ask and get answers from our Property Experts

Contact our Real Estate Experts: **Wamiq Shariq Ansari**, +91829XXXXXXX

**Heena Height 1 Bedroom 615 Sq.Ft. Apartment in Taloja Sector 2 Navi Mumbai**  
Listing ID #5158284

**₹ 30 L**

1 Bedroom  
Unfurnished  
1 Bathroom  
615 Sq.Ft. (Built-up Area)

11 Buyers Interested in this Property

Get Instant Home Loan | Request for Call

**Key Highlights:** Prime Location, Wide Road, Breakthrough Price, Gated Society, Females Only

Looking for an affordable yet spacious apartment located in a prime location in Thane.

- Cheena Hs Apartment in Mumbra might just be what you're looking for! Here are some details about the property that might help you make a , this apartment is situated in a gated society in Mumbra, which is easily accessible via the wide road.
- The breakthrough price of 30 lakhs also makes it an attractive option for those who are looking to purchase their first property in Thane.
- The society is highly secure with 24x7 security and CCTV cameras, which ensures the safety of the residents.

Contact our Real Estate Experts: **Vinod Gupta**, +91902XXXXXXX

# Price Indicators

The screenshot displays a real estate listing on the Square Yards website. The main heading is "1 Bedroom 650 Sq.Ft. Apartment in Talaja Sector 2 Navi Mumbai" with Listing ID #4901367. The price is listed as ₹ 31 L. Key features include 1 Bedroom, Unfurnished, 1 Bathroom, and 650 Sq.Ft. (Built-up Area). The location is East. The listing includes a "Key Highlights" section with tags: "Safe & Secure Locality", "Quick Deal", "Free Hold", and "Well Maintained". A description states: "A safe and secure locality, with a good locality area of 650 square feet, this apartment is available at a price of Rs 31,00,000. Present in a 4th floor in a 7 storied building, the apartment has 1 bedrooms, 1 bathrooms and 0 parking facility." A bullet point notes: "Divided into Unfurnished and having an age of 8-10 years, the apartment is facing towards east and is on the 4th floor of a 7 storied building." There is a "Contact our Real Estate Experts" section for Vinod Gupta, a Preferred Partner, with a contact number +91902XXXXXXX. The page also features a "What's on your mind" section with a question mark icon and an "Ask Question" button.

Think.Innovate.Create

## Sales Instance

551286 20-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. पनवेल 1 दस्त क्रमांक : 5512/2023 नोदणी : Regn:63m
<b>गावाचे नाव : तळोजा पाचनंद</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4450000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4299204	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर माहिती: 3.2,दर - 62000/- सदनिका क्र. 102,पहिला मजला,द सिल्वर क्रेस्ट,प्लॉट नं. 27 व 28,सेक्टर - 02,तळोजा - पाचनंद,ता.पनवेल,जि.रायगड,चटई क्षेत्र 42.645 चौ.मी.,एन्क्लोज बाल्कनी क्षेत्र 10.800 चौ.मी.,कंपबोर्ड क्षेत्र 4.500 चौ.मी.,फ्लॉवर बेड क्षेत्र 3.713 चौ.मी. व टेरेस क्षेत्र 8.550 चौ.मी.( ( Plot Number : 27 व 28 ; ) )	
(5) क्षेत्रफळ	42.645 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:-मे. हायटेक अल्ट्रा होम्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अनिल प्रल्हाद पाटील यांच्या तर्फे अखत्यारी सिध्दांत अनिलकुमार पाटील - वय:-29 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. PAN NO.AABCH9559B, रोड नं. ऑफीस नं.1102, द लॅन्डमार्क प्रिमायसेस, सेक्टर नं. 7, प्लॉट नं. 26ए, खारघर, नवी मुंबई,ता.पनवेल,जि.रायगड , महाराष्ट्र, राईगाड(ं). पिन कोड:-410210 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्वनी राजाराम जैसवार - वय:-32; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. PAN NO.AMBPJ3890N, रोड नं. एलआयजी-1बी-12/7, शनि मंदिर जवळ, सेक्टर - 10, नेरुळ, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- 2): नाव:-दिपमाला अश्वनी जैसवार - वय:-30; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. PAN NO.AWTPJ7712P, रोड नं. एलआयजी-1बी-12/7, शनि मंदिर जवळ, सेक्टर - 10, नेरुळ, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/07/2023	
(10)दस्त नोदणी केल्याचा दिनांक	07/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5512/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	311500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **20<sup>th</sup> 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 ₹ 30,49,375.00 (Rupees Thirty Lakh Forty Nine Thousand Three Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create