

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sunil K. Agre & Mrs. Trupti Sunil Agre**

Residential Flat No. 20, 5th Floor, Building No. MN-10(A-1), "Nisarg Co-Op. Hsg. Soc. Ltd.", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country – India.

Latitude Longitude - 19°11'05.8"N 72°57'33.5"E

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Valuation Done for:

Cosmos Bank

IMCS Thane Branch



IMCS Campus, Plot No. C-4, Near Automatic Bus Stop, Opp. Uplab Company, Wagle Estate, Thane, 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, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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 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 OPINION REPORT

The property bearing Residential Flat No. 20, 5th Floor, Building No. MN-10(A-1), "Nisarg Co-Op. Hsg. Soc. Ltd.", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country - India belongs to **Mr. Sunil K. Agre & Mrs. Trupti Sunil Agre.**

Boundaries of the property.

North : L 3 Building Purndnvas
South : Building No. MN-8, Om Sai CHSL
East : Internal Road
West : T.M.C. Office

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 ₹ 1,06,39,000.00 (Rupees One Crore Six Lakh Thirty Nine Thousand 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.

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



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Valuation Report of Residential Flat No. 20, 5th Floor, Building No. MN-10(A-1), "Nisarg Co-Op. Hsg. Soc. Ltd.", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, 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 Banking Purpose
2	Date of inspection	19.07.2023
3	Name of the owner/ owners	Mr. Sunil K. Agre & Mrs. Trupti Sunil Agre
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 20, 5 th Floor, Building No. MN-10(A-1), " Nisarg Co-Op. Hsg. Soc. Ltd. ", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country - India. Contact Person: Mrs. Trupti S. Agre (Owner) Contact No. 9920370359
6	Location, street, ward no	Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane.
	Survey/ Plot no. of land	Survey No. 2 to 21, 37, 38, 39, 40 (Part) Village - Naupada
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 501.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 512.00 (Area as per Agreement for Sale)

		Built up Area in Sq. Ft. = 615.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane.
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized - Details not available
26	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	₹ 22,000.00 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?	N. A.
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 – 2007 (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 Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, IMCS Thane Branch to assess fair market value as on 20.07.2023 for Residential Flat No. 20, 5th Floor, Building No. MN-10(A-1), "Nisarg Co-Op. Hsg. Soc. Ltd.", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country - India belongs to **Mr. Sunil K. Agre & Mrs. Trupti Sunil Agre.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 23.03.2015 (12 Pages from Documents)
2	Copy of Occupancy Certificate No. V.P. No. 2000 / 084 / TMC / TDD / 606 dated 03.12.2007 issued Thane Municipal Corporation
3	Copy of Amended Commencement Certificate No. V.P. No. 2000 / 84 / TMC / TDD / 672 dated 17.05.2005 issued Thane Municipal Corporation
4	Copy of Society Share Certificate No. 40 transferred on 23.03.2015 in the name of Mr. Sunil K. Agre & Mrs. Trupti Sunil Agre
5	Copy of Maintenance Bill No. 40 dated 01.04.2023 in the name of Mr. Sunil K. Agre issued by Nisarg Co-Op. Hsg. Soc. Ltd. for the period April, May & June 2023.
6	Copy of Property Tax Assessment No. TMC232403401037 dated 01.04.2023 for the year 2023-2024 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 2 to 21, 37, 38, 39, 40 (Part) Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country - India. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Thane railway station.

BUILDING:

The building under reference is having Stilt + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 5th Floor is having 4 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Small Room + Living Room + Kitchen + 2 Toilets + Passage. (i.e. **1.5 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powdered Coated Aluminum sliding windows, Concealed electrification & plumbing.

Valuation as on 20th July 2023

The Carpet Area of the Residential Flat	:	512.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	615.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,37,500.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation		₹ 3,69,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,46,370.00 per Sq. M. i.e. ₹ 13,598.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)		₹ 1,32,919.00 per Sq. M. i.e. ₹ 12,348.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,500.00 per Sq. Ft.
Value of property as on 20.07.2023	:	512.00 Sq. Ft. X ₹ 21,500.00 = ₹ 1,10,08,000.00

(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 20.07.2023	:	₹ 1,10,08,000.00 - ₹ 3,69,000.00 ₹ 1,06,39,000.00
Total Value of the property	:	₹ 1,06,39,000.00
The realizable value of the property	:	₹ 95,75,100.00
Distress value of the property	:	₹ 85,11,200.00
Insurable value of the property (615.00 X 2,500.00)	:	₹ 15,37,500.00
Guideline value of the property (615.00 X 12,348.00)	:	₹ 75,94,020.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 20, 5th Floor, Building No. MN-10(A-1), "**Nisarg Co-Op. Hsg. Soc. Ltd.**", Kashish Park, L.B.S. Marg, Near Mulund Check Naka, Near Hotel Tip Top Plaza, Village - Naupada, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State Maharashtra, Country - India for this particular purpose at **₹ 1,06,39,000.00 (Rupees One Crore Six Lakh Thirty Nine Thousand Only)** as on **20th 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 **20th July 2023** is **₹ 1,06,39,000.00 (Rupees One Crore Six Lakh Thirty Nine Thousand 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

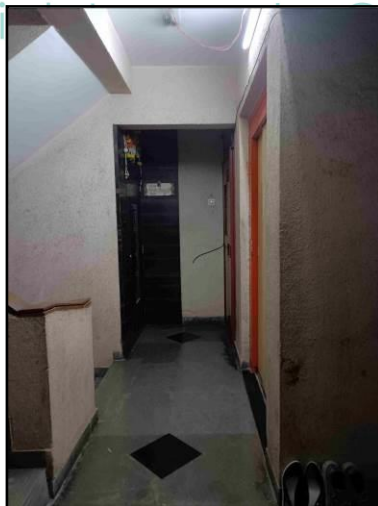
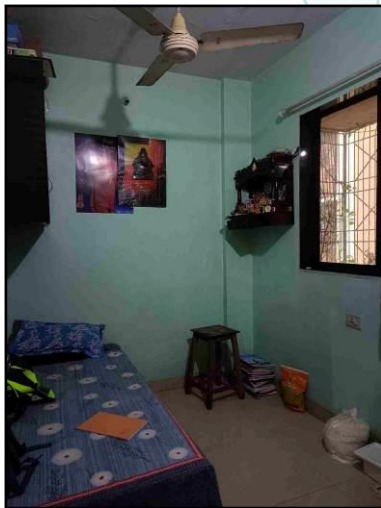
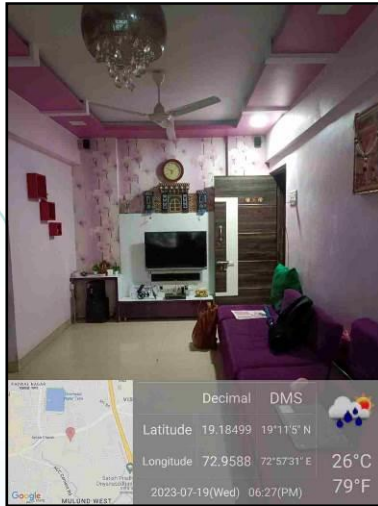
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 5 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	44 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 with safety door, Powdered Coated Aluminum sliding windows
10.	Flooring	Vitrified Tiles flooring
11.	Finishing	Cement plastering POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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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Actual site photographs

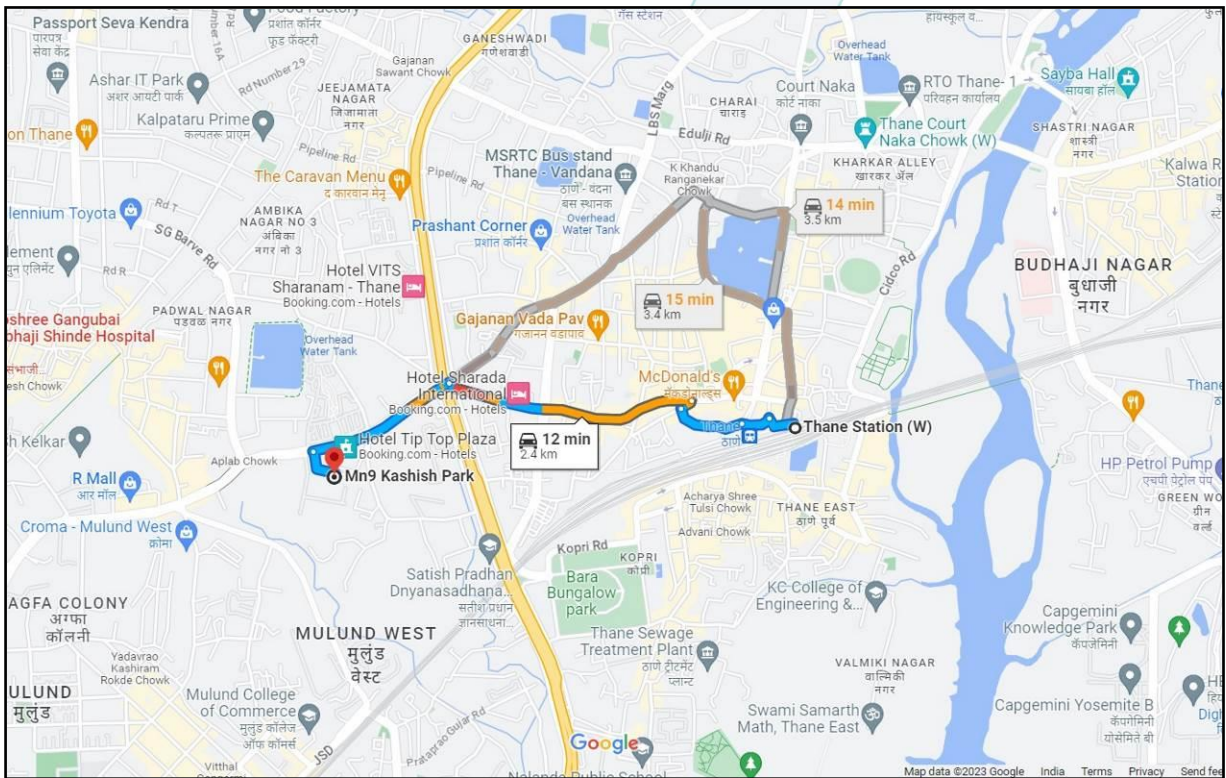
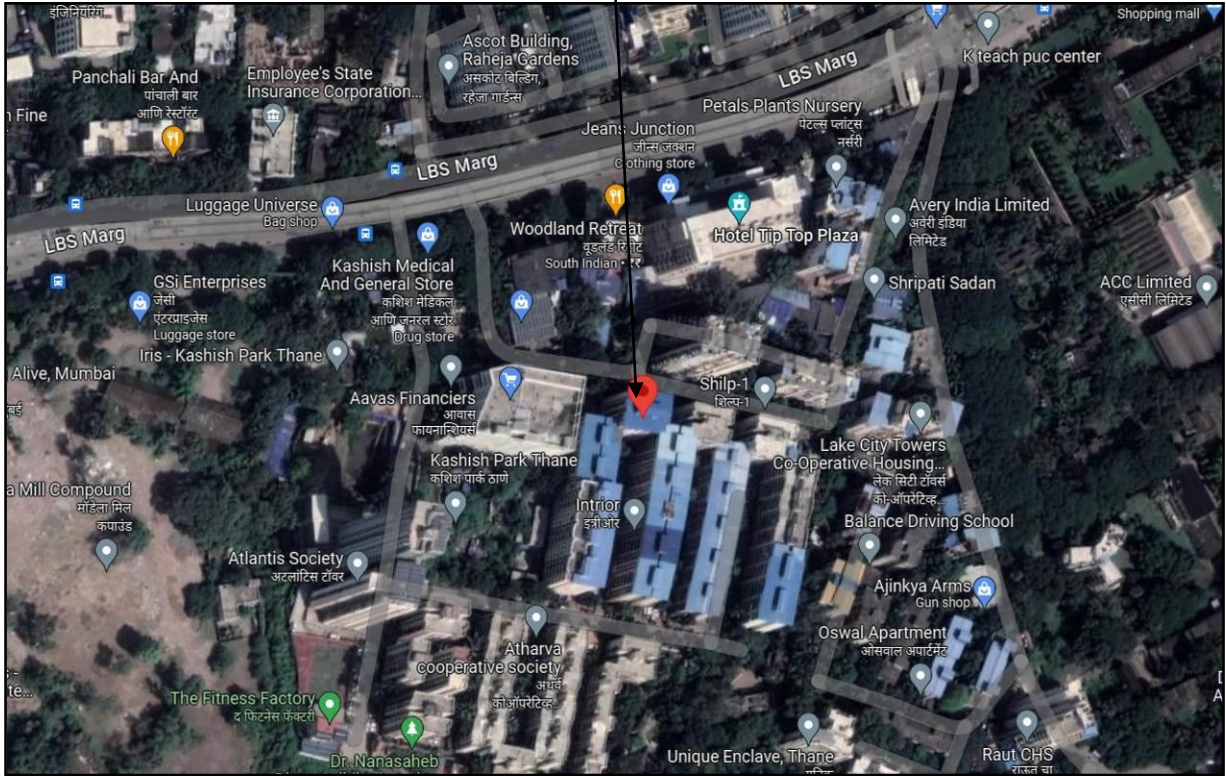


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'05.8"N 72°57'33.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.4 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				
Year 20232024	Annual Statement of Rates		Language English				
Selected District ठाणे	Select Taluka ठाणे	Select Village सावाचे नाव : नौपाडा					
Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location	Enter Survey No 21	Search					
वपविभाग	पुणे नमिन	निवासी बदलिका	बीकीस	इफने	बीचोमिक	एकक (Rs.)	Attribute
3/10/A/3-कशिप पाके हो. कोपेक्स.	62300	139400	160800	173600	160800	ची. मीटर	सि.टी.एस. नंबर
3/11/C-6ब-1) मुंबई आगा दुवगती महामार्गाच्या निघणा-या गोखले रोड वरील बांधी बाजुच्या मिळकती टिका नं.21	54900	156600	181300	261600	181300	ची. मीटर	सि.टी.एस. नंबर
3/12/F-6ब-2) मुंबई आगा दुवगती महामार्गाच्या पूर्वकडील वरील व-1 व्यतिरिक्त इतर मिळकती टिका नं.21	54600	116200	144500	205600	144500	ची. मीटर	सि.टी.एस. नंबर
3/12/N-6ब-2) मुंबई आगा दुवगती महामार्गाच्या पूर्वकडील वरील व-1 व्यतिरिक्त इतर मिळकती सर्वे नं.	54600	116200	144500	205600	144500	ची. मीटर	सर्वे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	139,400.00			
Increase by 5% on Flat Located on 5 th Floor	6,970.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	146,370.00	Sq. Mtr.	13,598.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	62,300.00			
The difference between land rate and building rate (A – B = C)	84,070.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,32,919.00	Sq. Mtr.	12,348.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Thane > Flats in Thane > Flats in Thane West > 1 BHK Flats in Thane West

₹90 Lac @ 21,791 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹71,883
 Flat/Apartment for Sale
 in Kashish Park, Thane West, Thane, Mumbai

RERA STATUS REGISTERED Registration No: P51700001799 Website: <https://maharera.tn.mahaonline.gov.in/>

DEALER **Rajesh** FEATURED DEALER Member Since Jan, 2023
 Contact Dealer **FREE**
 Ready to move Property | Posted on Jul 02, 2023

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (17) **Society (8)**

Area
 Carpet area: 413 sq.ft. (38.37 sq.m.)

Price
 ₹90 Lac @ 21,791 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number
 5th of 7 Floors

Configuration
 1 Bedroom, 1 Bathroom, No Balcony with Store Room

Address
 Kashish Park
 Thane West, Thane

Facing
 East

Send Feedback

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property **FREE**

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Teen Hath Naka > 1 BHK Flats for Sale in Teen Hath Naka > 500 Sq-ft

Posted on: Jul 02, 23 Property ID: 67829265

₹90.0 Lac [How much loan can I get?](#)

1 BHK 500 Sq-ft Flat For Sale **Teen Hath Naka, Thane**

1 Bed 1 Bath Furnished

Carpet Area 420 sqft ₹21,429/sqft

Project Kashishi Park Tower A **Floor** 4 (Out of 7 Floors)

Transaction Type Resale **Status** Ready to Move **Facing** East

Lift 1 **Furnished Status** Furnished **Car Parking** 1 Open

Contact Agent **Rajesh Rasale** +91-98XXXXXXX
 Get Phone No.

More Details
 Price Breakup ₹90 Lac

Sale Instances

43874	सूची क्र.2	द्वयम निबंधक: सह दु.नि.ठाणे 2
11-03-2023		दस्ता क्रमांक: 438/2023
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn 63m
गावाचे नाव : नौपाडा		
(1)विरोधाचा प्रकार	सेल डीड	
(2)मोबदला	10000000	
(3) बाजारभावापेढेटयच्या बाबतितपटकार आकारणी देते की पटदेदार ते नमुद करावे	7959740	
(4) भू-मापन,घोटेहिस्सा व परकामांक(अस्त्यास)	1) पालिकेचे नाव-ठाणे मन.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 15.4 था मजला,बिल्डिंग एम-20(ए-1)टीएमसी प्लान प्रमाणे बिल्डिंग नं.एमएन-9(ए-1),निसर्ग को. ऑ.हौ.सो.ति. कशिया पार्क कॉम्प्लेक्स,मौजे नौपाडा,एलबीएस मार्ग,मुलुंड चेक नाका जवळ,ठाणे(प),सदनिकेचे क्षेत्रफळ 512 चौ. फुट कारपेट. तसेच ओपन कार पार्किंग स्पेस नं. ए-1-3/101. (टनन-1-15285/2022,दिनांक 10.11.2022,मुद्रांक शुल्क 7,00,000/-,नोंदणी फी. 30,000/- वसूलासदर दस्तातील उर्वरित रक्कम अदा करून सेल डीड,(C.T.S. Number : City Survey No.2 to 21,37,38,39 and 40 (part); -))	
(5) क्षेत्रफळ	512 चौ.फूट	
(6)आकारणी किंवा जुही देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अभिजीत लक्ष्मण शिंदे - वय-43 पता:-पॉस्ट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. सदनिका क्र. 15, 4 था मजला, बिल्डिंग नं.एमएन-9, निसर्ग को. ऑ.हौ.सो.ति. कशिया पार्क, रोड नं. एलबीएस मार्ग, मुलुंड चेक नाका जवळ, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AVVPS3225P	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय मच्छिंद्र शंके - वय-40, पता:-पॉस्ट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. सदनिका क्र. 4, 1 ता मजला, बिल्डिंग नं.एमएन-9, निसर्ग को. ऑ.हौ.सो.ति. कशिया पार्क, रोड नं. टीप टोंप प्लाझा जवळ, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ACVPL2188F 2): नाव:-सुजता मच्छिंद्र शंके - वय-39, पता:-पॉस्ट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. सदनिका क्र. 4, 1 ता मजला, बिल्डिंग नं. एमएन-9, निसर्ग को. ऑ.हौ.सो.ति. कशिया पार्क, रोड नं. टीप टोंप प्लाझा जवळ, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AGBPL6894L	
(9) दस्तावेज करून दिल्याचा दिनांक	06/01/2023	
(10)दस्त नोंदणी के त्याचा दिनांक	06/01/2023	
(11)अनुक्रमीक,खंड व पृष्ठ	438/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणगाचा तपशील करारनामा अलाहिदा नोंदविला आहे	
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 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 ₹ **1,06,39,000.00** (Rupees One Crore Six Lakh Thirty Nine Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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