

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-2059/23-24	Dated 21-Aug-23
Buyer (Bill to) Cosmos Bank IMCS Thane Branch IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab company Wagle estate Thane 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. 003178 / 2302122	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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				2,360.00

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

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

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

Remarks:
 Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab - Residential Flat No. B/6, 1st Floor, Wing - B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi, Pt. Deendayal Cross Road, Village - Navagaon, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**

 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab**

Residential Flat No. B/6, 1st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi,
Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane,
PIN Code - 421 202, State Maharashtra, Country – India.

Latitude Longitude - 19°13'24.6"N 73°04'46.8"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 :

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

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

VALUATION OPINION REPORT

The property bearing Residential Flat No. B/6, 1st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane, PIN Code - 421 202, State Maharashtra, Country – India belongs to **Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab.**

Boundaries of the property.

North : Chaitanyasheel CHSL
South : Pravitha Society
East : Internal Road / Kavya Apartment
West : Aviras CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 41,11,875.00 (Rupees Forty One Lakh Eleven Thousand Eight 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=2023,
2.5.4.20=5822b64b1c75d051b496c1d1384133,
1.1.1.771b17a1815462, postalCode=400068, st=Maharashtra,
serialNumber=4, o=Vastukala Consultants (I) Pvt. Ltd.,
294a28f09e22766209c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 13:18:05 +05'30'

Auth. Sign.



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 :

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. B/6, 1st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.",
Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan,
District - Thane, PIN Code - 421 202, 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 21.08.2023 for Banking Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab
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. B/6, 1 st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane, PIN Code - 421 202, State Maharashtra, Country – India. Contact Person: Mr. Sameer R. Parab (Owner) Contact No. 9820400674
6	Location, street, ward no	Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane
	Survey/ Plot no. of land	Old Survey No. 292 & New Survey No. 208 / P of Village – Navagaon
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. = 423.00 (Area as per Actual Site Measurement)

		Built up Area in Sq. Ft. = 510.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, 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 DMC 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	₹ 8,500.00 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?	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 – 1990 (As per Structural Report)
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 21.08.2023 for Residential Flat No. B/6, 1st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane, PIN Code - 421202, State Maharashtra, Country – India belongs to **Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 03.12.2019 Between Shri. V. A. Manikandan Nair & Mrs. M. Usha Nair (the vendors) and Shri. Sameer Ramesh Parab & Mrs. Sneha Sameer Parab (the Purchasers).
2	Copy of Commencement Certificate No. 1256 dated 17.06.1972 issued Dombivli Municipal Council.
3	Copy of No Objection Certificate Ref. No. DOM / PWD / 1536 dated 01.01.1960 issued by Dombivli Municipal Council.
2	Copy of Structural Audit Report dated 04.09.2021 issued by M/s. Bhirud & Associates.

LOCATION:

The said building is located at Old Survey No. 292 & New Survey No. 208 / P of Village - Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane. The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Dombivli 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 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. 1st Floor is having 4 Residential Flats. The building is without lift. Building is not painted externally.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage. (i.e. **1 BHK with Bath + WC**). 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 21st August 2023

The Built Up Area of the Residential Flat	:	510.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1990 (As per Structural Report)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	33 Years
Cost of Construction	:	510.00 Sq. Ft. X ₹ 2,500.00 = ₹ 12,75,000.00
Depreciation $\{(100-10) \times 33 / 60\}$:	49.50%
Amount of depreciation	:	₹ 6,31,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,300.00 per Sq. M. i.e. ₹ 6,438.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 54,978.00 per Sq. M. i.e. ₹ 5,108.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,300.00 per Sq. Ft.
Value of property as on 21.08.2023	:	510.00 Sq. Ft. X ₹ 9,300.00 = ₹ 47,43,000.00

(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 21.08.2023	:	₹ 47,43,000.00 - ₹ 6,31,125.00 ₹ 41,11,875.00
Total Value of the property	:	₹ 41,11,875.00
The realizable value of the property	:	₹ 37,00,688.00
Distress value of the property	:	₹ 32,89,500.00
Insurable value of the property (510.00 X 2,500.00)	:	₹ 12,75,000.00
Guideline value of the property (510.00 X 5,108.00)	:	₹ 26,05,080.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/6, 1st Floor, Wing – B, "Om Vijayashree Co-Op. Hsg. Soc. Ltd.", Thakurwadi, Pt. Deendayal Cross Road, Village – Navagaon, Dombivli (West), Taluka – Kalyan, District - Thane, PIN Code - 421 202, State Maharashtra, Country – India for this particular purpose at **₹ 41,11,875.00 (Rupees Forty One Lakh Eleven Thousand Eight Hundred Seventy Five Only)** as on **21st August 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 **21st August 2023** is **₹ 41,11,875.00 (Rupees Forty One Lakh Eleven Thousand Eight 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	1990 (As per Structural Report)
4.	Estimated future life	27 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
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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 Language

20232024 English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

जमिनीचाप	कुली जमीन	विपरीत सवनिष्ठा	नॉडिय	दुपणे	नैसर्गिक	एकक (Sq./)	Attribute
4/21-विभाग 18अ: नवगावांच - मध्य रेल्वेच्या पश्चिमेकडील [दुपणेकडील] सर्वे भाग	25900	89300	79300	91300	79300	चौ. मीटर	वि.टी.एच. मंथर
4/21-विभाग 18अ: नवगावांच - मध्य रेल्वेच्या पश्चिमेकडील सर्वे भाग वि.टी.ए.च. इतिहासात नकारात्मक भागातील सर्वे क्रमांक	25900	89300	79300	91300	79300	चौ. मीटर	सर्व्हे मंथर

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Price Indicators

NOBROKER

2 BHK Flat in Navadwip For Sale in Dombivli West
 ₹ 42 Lacs
 24,272 Sq. Ft.
 500 Sq. Ft.

Overview

Age of Building	148 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.2 Per Sq. Ft. M	Flooring	Marble/Quartz
Carpet Area	108 Sq. Ft.	Number of Floors	See Available

Activity On This Property

Similar Properties

99acres

₹ 43 Lac
 1 BHK 1 Bath

Places nearby

- Dattkeega Shriing Home
- Charming Smiles Dental Clinic
- BMC 24x7 Dispensary Dombivli West (Kankarwad)
- Mishra's Home

Sale Instances

7655338	सूची क्र. २	एचएम निबंधक सह रू.नि.कन्व्हाण ४
19-08-2023		दस्तावेज क्रमांक: 7655/2023
Note -Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		मोदकी : Regn:63m
गाव : नवागाव		
(1)दस्तावेज प्रकार	करगनामा	
(2)मोदकी	3500100	
(3)व्याजभावा (भाडेपट्टाधार्या बाबतीतपट्टाधार आकारणी देतो कि पट्टाधार ने मनुद करणे)	3380100	
(4)सुमान ,पॉटहिस्सा व परक्रमांक (अमान्यता)	1) इतर माहिती : 4/21-विभाग 18अ : 69300/- मोजे : नवागाव,जुना सर्वे नं. 292,नवीन सर्वे नं 208,हिस्सा नं वै.यावरील सदनिका नं. 204,विंग ए,02 ग मजला,वेतन्यशील को-ऑप. होमिंग सोसायटी ली.टाकूरवाडी,दीनदयाळ क्रॉस रोड,डोबिचली प.421202,क्षेत्र : 525 चौ. फूट. विन्टअप्र:48.79 चौ मी.)	
(5)क्षेत्रफळ	1) 48.79 चौ मीटर	
(6)आकारणी किंवा नुवी देण्यात असलेले नकाशे		
(7)दस्तावेज करण देणाऱ्या / विस्तृत ठिकाणाचा पराकाशे नाव किंवा विवाही न्यायालयवाच दुरुकन्याया किंवा अदालत अमान्यता प्रतिकारोपे नाव व पत्ता	1) विराग विजय धरादेव 29 प्लॉट नं : माळा नं : इमारतीचे नाव : ब्लॉक नं : रोड नं : सदनिका नं. 204 विंग ए 02 ग मजला वेतन्यशील को-ऑप. होमिंग सोसायटी ली.टाकूरवाडी दीनदयाळ क्रॉस रोड डोबिचली प. महागण्टू टाणे. 421202 2) विजय जमनादास धरादेव 50 प्लॉट नं : माळा नं : इमारतीचे नाव : ब्लॉक नं : रोड नं : सदनिका नं. 204 विंग ए 02 ग मजला वेतन्यशील को-ऑप. होमिंग सोसायटी ली.टाकूरवाडी दीनदयाळ क्रॉस रोड डोबिचली प. महागण्टू टाणे. 421202 3) धर्मिष्ठा विजय धरादेव 51 प्लॉट नं : माळा नं : इमारतीचे नाव : ब्लॉक नं : रोड नं : सदनिका नं. 204 विंग ए 02 ग मजला वेतन्यशील को-ऑप. होमिंग सोसायटी ली.टाकूरवाडी दीनदयाळ क्रॉस रोड डोबिचली प. महागण्टू टाणे. 421202	
(8)दस्तावेज करण देणाऱ्या पराकाशे नाव किंवा विवाही न्यायालयवाच दुरुकन्याया किंवा अदालत अमान्यता प्रतिकारोपे नाव व पत्ता	1) श्रुति सुरेजराव कुलकर्णी लफे क. मुबल्ल्या धारक जिन्या किरीट वड. 51 प्लॉट नं : माळा नं : इमारतीचे नाव : ब्लॉक नं : रोड नं : आम साई श्रद्धा अगार्टमेंट बड पार्टील रोड पोलीस स्टेशन आचिचली मांडा महागण्टू 421605 महागण्टू टाणे. 421605	
(9)दस्तावेज करण दिनांका दिनांक	01/06/2023	
(10)दस्तावेज करणी दिनांका दिनांक	01/06/2023	
(11)संक्रमांक सह व पृष्ठ	7655/2023	
(12)व्याजभावाप्रमाणे मुद्रांक मुल्य	245100	
(13)व्याजभावाप्रमाणे मोदकी मुल्य	30000	
(14)क्षेत्र		
मुबल्ल्याजवाडी विभागन घेतलेला नपशील		



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st August 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 **₹ 41,11,875.00 (Rupees Forty One Lakh Eleven Thousand Eight Hundred Seventy Five Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20c9822b5c4fad35dc03e0e139a16805913490515d13d411
83115279017a1805652, postalCode=400099, st=Maharashtra,
serialNumber=12652556adbc28996c285ab0ec3d6d31f1179
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Date: 2023.08.11 11:02:44+0530'

Auth. Sign.

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