

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Sunil Gopiram Sharma**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "**Avon Co-Op. Hsg. Soc. Ltd.**", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India.

**Latitude Longitude - 19°14'28.9"N 73°08'42.4"E**

## Valuation Prepared for:

**Cosmos Bank**

**Kalyan Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Near Patel R Mart, Khadakpada, Kalyan (West) - 421 301. 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

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "Avon Co-Op. Hsg. Soc. Ltd.", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Sunil Gopiram Sharma**.

### Boundaries of the property.

North : Barave Road  
South : Open Plot  
East : Wing - A  
West : Internal Road

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 **₹ 73,12,225.00 (Rupees Seventy Three Lakh Twelve Thousand Two Hundred Twenty 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.**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Auth. Sign.



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Valuation Report of Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "Avon Co-Op. Hsg. Soc. Ltd.", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, 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 05.09.2023 for Banking Purpose
2	Date of inspection	04.09.2023
3	Name of the owner/ owners	<b>Mr. Sunil Gopiram Sharma</b>
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 is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Wing - B, "Avon Co-Op. Hsg. Soc. Ltd.", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Sunil Sharma (Owner) Contact No. 8850669985
6	Location, street, ward no	Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane.
	Survey/ Plot no. of land	Survey No. 6/17, 63 of Village - Barave
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. = 844.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 812.00</b> (Area as per Deed of Gift)

		Built Area in Sq. Ft. = 974.00 (Carpet Area as per Deed of Gift + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane.
14	If freehold or leasehold land	Freehold
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	Yes
	<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?	Owner Occupied.
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms percentage actually utilized – Details not available
26	<b>RENTS</b>	

	(i)	Names of tenants/ lessees/ licensees, etc	NA
	(ii)	Portions in their occupation	NA
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹15,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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	N. A.

	up on, the basis of arriving at the land rate	
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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. <span style="float: right;">®</span>
45	<b><u>Remark:</u></b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 05.09.2023 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "**Avon Co-Op. Hsg. Soc. Ltd.**", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Sunil Gopiram Sharma**.

We are in receipt of the following documents:

1	Copy of Deed of Gift dated 13.07.2017 between Mrs. Keshardevi G. Sharma (The Donor) & Mr. Sunil Gopiram Sharma (The Donee).
2	Copy of Agreement for sale dated 14.07.2009 between M/s. Rama Sai Shelters (The Promoters) and Mr. Sunil Gopiram Sharma & Mrs. Keshardevi G. Sharma (Purchaser/s).
3	Copy of Amended Commencement Certificate KDMC / NRV / BP / KV / 574 - 244 dated 29.12.2007 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Occupancy Certificate KDMC / NRV / CC / KV / 139 dated 17.10.2012 issued by Kalyan Dombivli Municipal Corporation.

**LOCATION:**

The said building is located at Survey No. 6/17, 63 of Village - Barave, Kalyan (West), Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 4.3 KM. from Kalyan railway station.

**BUILDING:**

The building under reference is having Stilt + Ground + 6 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 is used for residential purpose. 3<sup>rd</sup> Floor is having 3 Residential Flats. 1 Lift provided in the building.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area. (i.e. **2 BHK with 2 Toilets**). The Residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

**Valuation as on 05<sup>th</sup> September 2023**

The Carpet Area of the Residential Flat	:	812.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	974.00 X 2,500.00 = ₹ 24,35,000.00
Depreciation $\{(100-10) \times 11 / 60\}$	:	16.50%
Amount of depreciation	:	₹ 40,17,75.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 67,700.00 per Sq. M. i.e. ₹ 6,289.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,739.00 per Sq. M. i.e. ₹ 5,829.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,900.00 per Sq. Ft.
<b>Value of property as on 05.09.2023</b>	:	<b>812.00 Sq. Ft. X ₹ 9,500.00 = ₹ 77,14,000.00</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)

Depreciated fair value of the property as on 05.09.2023	:	₹ 77,14,000.00 - ₹ 40,17,75.00 = ₹ 73,12,225.00
Total Value of the property	:	₹ 73,12,225.00
The realizable value of the property	:	₹ 65,81,003.00
Distress value of the property	:	₹ 58,49,780.00
Insurable value of the property (974.00 Sq. Ft. X 2,500.00)	:	₹ 24,35,000.00
Guideline value of the property (974.00 Sq. Ft. X 5,829.00)	:	₹ 56,77,446.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - B, "Avon Co-Op. Hsg. Soc. Ltd.", Near Patel R Mart, Opp. Mahadev Srishti Complex, Barave Road, Village – Barave, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 73,12,225.00 (Rupees Seventy Three Lakh Twelve Thousand Two Hundred Twenty Five Only)** as on **05<sup>th</sup> September 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 **05<sup>th</sup> September 2023 is ₹ 73,12,225.00 (Rupees Seventy Three Lakh Twelve Thousand Two Hundred Twenty 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:

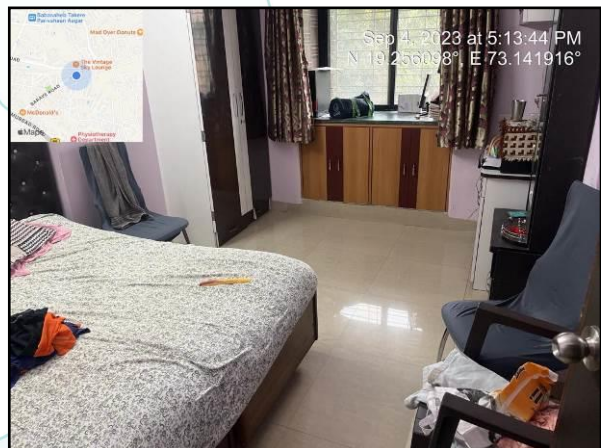
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + Ground + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2012 (As per Occupancy Certificate)
4	Estimated future life	49 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 framed with flush shutter with safety door, Powder Coated Aluminium sliding windows

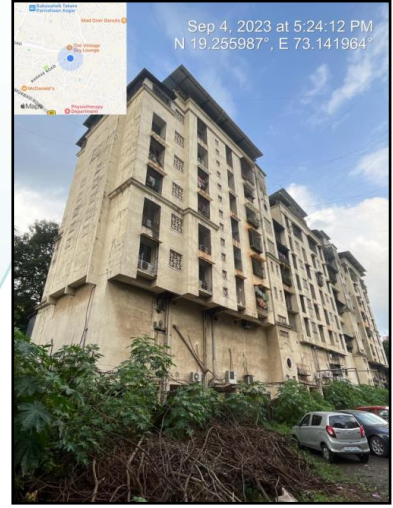


10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	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

## Actual site photographs

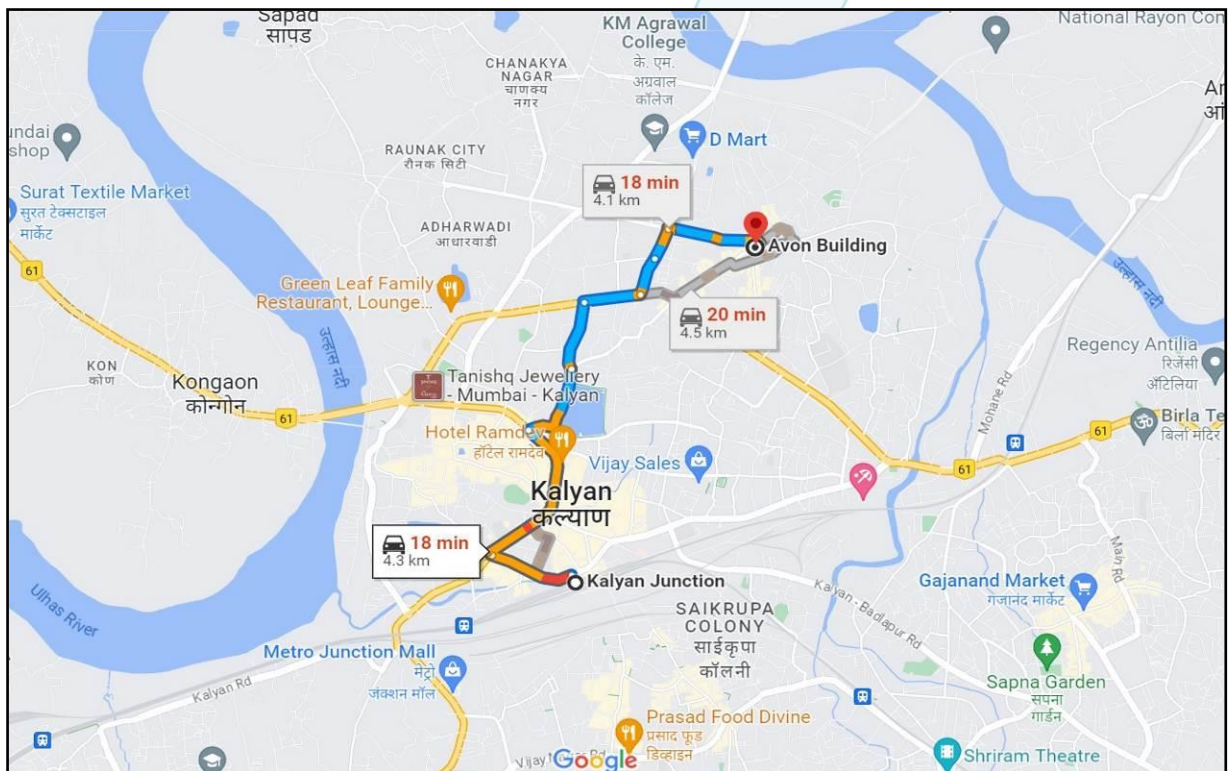
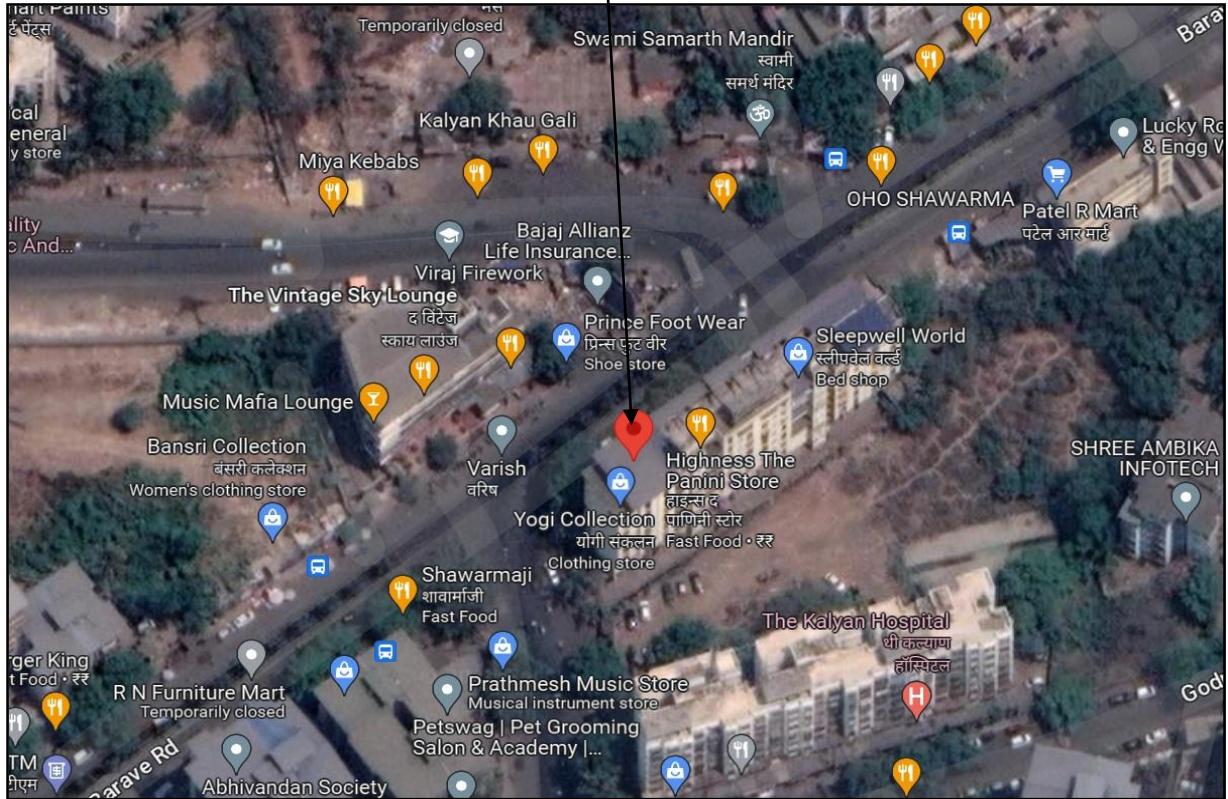


## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude - 19°15'22.6"N 73°08'31.4"E**

**Note: The Blue line shows the route to site from nearest railway station (Kalyan – 4.3 Km.)**

## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

[Home](#)      [Valuation Guidelines](#) | [User Manual](#)

Year:       Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.       Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस इकाने	औद्योगिक एकक (Rs./)	Attribute
17/60 - विभाग.8 व बारावे या गावातील सर्वे मिल्क न	22600	67700	77800	84700	77800

Stamp Duty Ready Reckoner Market Value Rate for Flat	67,700.00			
No Increase, Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>67,700.00</b>	<b>Sq. Mtr.</b>	<b>6,289.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	22,600.00			
The difference between land rate and building rate (A – B = C)	45,100.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 89 Years)	89%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>62,739.00</b>	<b>Sq. Mtr.</b>	<b>5,829.00</b>	<b>Sq. Ft.</b>

### 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

**NOBROKER**

3 BHK Flat In Avon Chs For Sale In Barave Road, Khadakpada  
Kalyan West, Kalyan

₹ 1.1 Crores  
Negotiable

₹ 63,045/Month  
Estimated EMI

1,550  
Sq.Ft.

Need Home Loan?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhorivadi / 3BHK Flat for Sale in Bhorivadi / Property Details

Photos Location

3 Bedroom  
No. of Bedroom

3 Bathroom  
No. of Bathroom

1 Gallery  
No. of Gallery

Bike Parking

Apr 22, 2023  
Posted On

Immediately  
Possession

Avon Chs  
Apartment

Full Power Backup

Get Owner Details

Price trends by NREestimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	3-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	1,550 Sq.Ft	Carpet Area	1,150 Sq.Ft
Furnishing Status	Semi <b>Furnish Now</b>	Facing	East
Floor	1/7	Parking	Bike
Gated Security	Yes		

Activity On This Property

111 Unique Views 0 Shortlists 1 Contacted

Powered By: NREestimate

Similar Properties

3 BHK Flat In Prafulla Paradise For Sale In Kalyan West  
Sagarji Enclave, Barave Road, Near Cine Max Cinema, Sak Chowk Khadakpada Near The K...

**HOUSING.COM** Buy in Mumbai

Kalyan West X Add

Download App List Property Free Saved

Overview Promotions Furnishings Buy-O-Meter Amenities Ratings and Reviews Price Trends Locality

Property Location  
Avon Building, Kalyan West, Thane

Around This Property

Food and Drinks Highness The Panini Store 0m

Shopping Mahavir Shopping complex 2.5m

View more on Maps

Property Overview

Project Name Avon Building	Brokerage ₹1.6 Lacs Access Zero Brokerage Properties >
Price ₹78.0 L	Carpet Area 750 sq.ft
Bedrooms 2	Bathrooms 2
Parking 1 Open Parking	Balcony 1

Added

Great choice! Better priced property in this area

Contact Seller

Disha Properties  
Housing Prime Agent  
+9174001...

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?  
Shortlist this property for now & easily come back to it later.

Share Report

## Price Indicators

**Property Location**  
Avon Building, Kalyan West, Thane

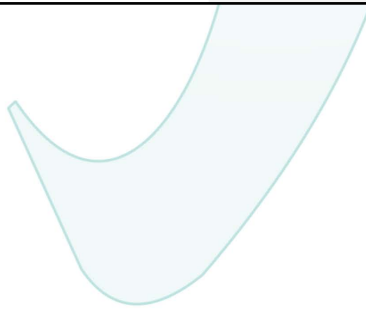
**Around This Property**

- Food and Drinks: Highness The Panini Store (0m)
- Shopping: Mahavir Shopping complex (2.1km)

[View more on Maps](#)

**Property Overview**

Project Name	Brokerage
Avon Building	₹75,000 <a href="#">Access Zero Brokerage Properties &gt;</a>
Price	Carpet Area
₹77.0 L	750 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
No Parking	1
Added	
25 days ago	



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## Sales Instance

795871		<b>सूची क्र. २</b>	दुय्यम निबंधक :सह दु.नि. कल्याण 2
04-09-2023			दस्तावेज क्रमांक.:7958/2021
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गाव : बारावे</b>			
(1)दस्तावेज प्रकार	करारनामा		
(2)मोबदला	6100000		
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीलपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	4551000		
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : , इतर माहिती : मोजे बारावे सर्वे नं 6 हिस्सा नं 17,सर्वे नं 63 यावरील एवोन कॉ. ऑप हौसिंग लिमिटेड मधील सदनिका क्र 301,3रा मजला बी विंग,क्षेत्रफळ 708.59 चौ. फूट कारपेट.		
(5)क्षेत्रफळ	1) 708.59 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) कणुरातील चाको वर्गिस 58 प्लॉट नं : - माळा नं : - इमारतीचे नाव : एवोन कॉ. ऑप हौसिंग लिमिटेड मधील सदनिका क्र ३०१ रा मजला बी विंगओप्प माधव श्रुष्टी बारावे रोड कल्याण वेस्ट ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 421301 2) राजी वर्गिस कणुरातील 55 प्लॉट नं : - माळा नं : - इमारतीचे नाव : एवोन कॉ. ऑप हौसिंग लिमिटेड मधील सदनिका क्र ३०१ रा मजला बी विंगओप्प माधव श्रुष्टी बारावे रोड कल्याण वेस्ट ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 421301		
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) पुथपरमविन जेरीन आनीना राजन तर्फे कु. मु. धारक राजन फिलिपोस 59 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सदनिका क्र ३०३ 3रा मजला सी विंगशंकर पॅलेस ओप्प छत्री बंगला चिकनघर कल्याण वेस्ट. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 421301 2) सिबी राजन मॅथ्यु 29 प्लॉट नं : - माळा नं : - इमारतीचे नाव : बी के नं १०८१ सम्राट अशोक नगर ओटी सेकशन उलहसनगर-3 ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 421002		
(9)दस्तावेज करून दिल्याचा दिनांक	07/04/2021		
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2021		
(11)अनुक्रमांक,वर्ड व पृष्ठ	7958/2021		
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	280000		
(13)बाजारभावाप्रमाणे नोंदणी मूल्य	30000		
(14)शेरा			
मूल्यांकनासाठी 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 **05<sup>th</sup> September 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 **₹ 73,12,225.00 (Rupees Seventy Three Lakh Twelve Thousand Two Hundred Twenty Five Only)**.

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

**Auth. Sign.**

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