

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Nilesh Hiralal Patil & Mrs. Meghna Nilesh Patil**

Residential Flat No. 401, 4<sup>th</sup> Floor, Wing No. D3, "**Mangolia**", Pranjee Garden City Phase – II, Belavali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN – 421503, State - Maharashtra, Country – India.

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Latitude Longitude - 19°10'19.9"N 73°13'45.1"E

### Valuation Prepared for:

**Cosmos Bank**

**Kalyan Khadakpada Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, 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

#### **Our Pan India Presence at :**

**Mumbai** **Aurangabad** **Pune** **Rajkot**  
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**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. 401, 4<sup>th</sup> Floor, Wing No. D3, “Mangolia”, Pranjee Garden City Phase – II, Belavali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN – 421503, State - Maharashtra, Country – India belongs to **Mr. Nilesh Hiralal Patil & Mrs. Meghna Nilesh Patil.**

### Boundaries of the property.

North	:	Parshwadhara Apartment
South	:	Internal Road
East	:	Internal Road
West	:	Paradise Park

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 ₹ 39,90,000.00 (Rupees Thirty Nine Lakh Ninety 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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=9822b6c4d155c03e0c3e36665913490fd1354133  
3115279b17a18c5552, postalCode=400069, st=Maharashtra,  
serialNumber=1, g56456gab@ccp98b2a5548f6e3c1e11f31bd2  
e394e2854278137a6255fc, email=MANOJ.BABURAO@VASTUKALA.COM  
Date: 2023.10.20 07:09:39 +05'30'

*Manoj B. Chalikwar*



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 in Form – 01



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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mumbai@vastukala.org



		<p><b>Carpet Area in Sq. Ft. = 422.00</b>  <b>Balcony Area in Sq. Ft. = 47.00</b>  <b>Cupboard Area in Sq. Ft. = 14.00</b>  <b>Flowerbed Area in Sq. Ft. = 87.00</b>  <b>Total Carpet Area in Sq. Ft. = 570.00</b>  <b>(Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 684.00  (Area as per Agreement for Sale)</p>
13	Roads, Streets or lanes on which the land is abutting	Pranjee Garden City Phase – II, Belavali, Badlapur (East), Taluka – Ambernath, 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	N.A.



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KBMC 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	₹ 8,500.00 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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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	Year of Completion – 2019 (As 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.
45	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 20.10.2023 for Residential Flat No. 401, 4<sup>th</sup> Floor, Wing No. D3, “Mangolia”, Pranjee Garden City Phase – II, Belavali, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN – 421503, State - Maharashtra, Country – India belongs to **Mr. Nilesh Hiralal Patil & Mrs. Meghna Nilesh Patil.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.10.2023 (7 Pages from Agreement).
2	Copy of Occupancy Certificate No. KBMC / NRV / 7842 / 2019-2020 dated 06.09.2019 issued by Kulgaon Badlapur Municipal Council.

### LOCATION:

The said building is located at Survey No. 33, Hissa No. P, Survey No. 35, Hissa No. 1/4 & Others of Village – Belavali, Taluka – Ambarnath, District – Thane. The property falls in residential zone. It is at travelling distance of 1.5 KM. from Badlapur railway station.

### BUILDING:

The building under reference is having Stilt + 7 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. First Floor is having 6 Residential Flats. 1 Lift provided in the building. The building external condition is good.

**Residential Flat:**

The residential flat under reference is situated on the First Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilet + Flowerbed Area + Cupboard Area + Balcony (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with vitrified tiles flooring, Teak Wood door framed with flush shutter, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

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

The Carpet Area of the Residential Flat	:	570.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	4 Years
Cost of Construction	:	684.00 X 2,500.00 = ₹ 17,10,000.00
Depreciation $\{(100-10) \times 4 / 60\}$	:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,700.00 per Sq. M. i.e., ₹ 4,896.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
<b>Value of property as on 20.10.2023</b>	:	<b>570.00 Sq. Ft. X ₹ 7,000.00 = ₹ 39,90,000.00</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)

<b>Depreciated fair value of the property as on 20.10.2023</b>	:	<b>₹ 39,90,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 39,90,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 35,91,000.00</b>
<b>Distress value of the property</b>	:	<b>₹ 31,92,000.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 17,10,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 401, 4<sup>th</sup> Floor, Wing No. D3, "Mangolia", Pranjee Garden City Phase – II, Belavali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN – 421503, State - Maharashtra, Country – India for this particular purpose at **₹ 39,90,000.00 (Rupees Thirty Nine Lakh Ninety Thousand Only)** as on **20<sup>th</sup> October 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> October 2023 is ₹ 39,90,000.00 (Rupees Thirty Nine Lakh Ninety 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:

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An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	56 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, Powder Coated Aluminium 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	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

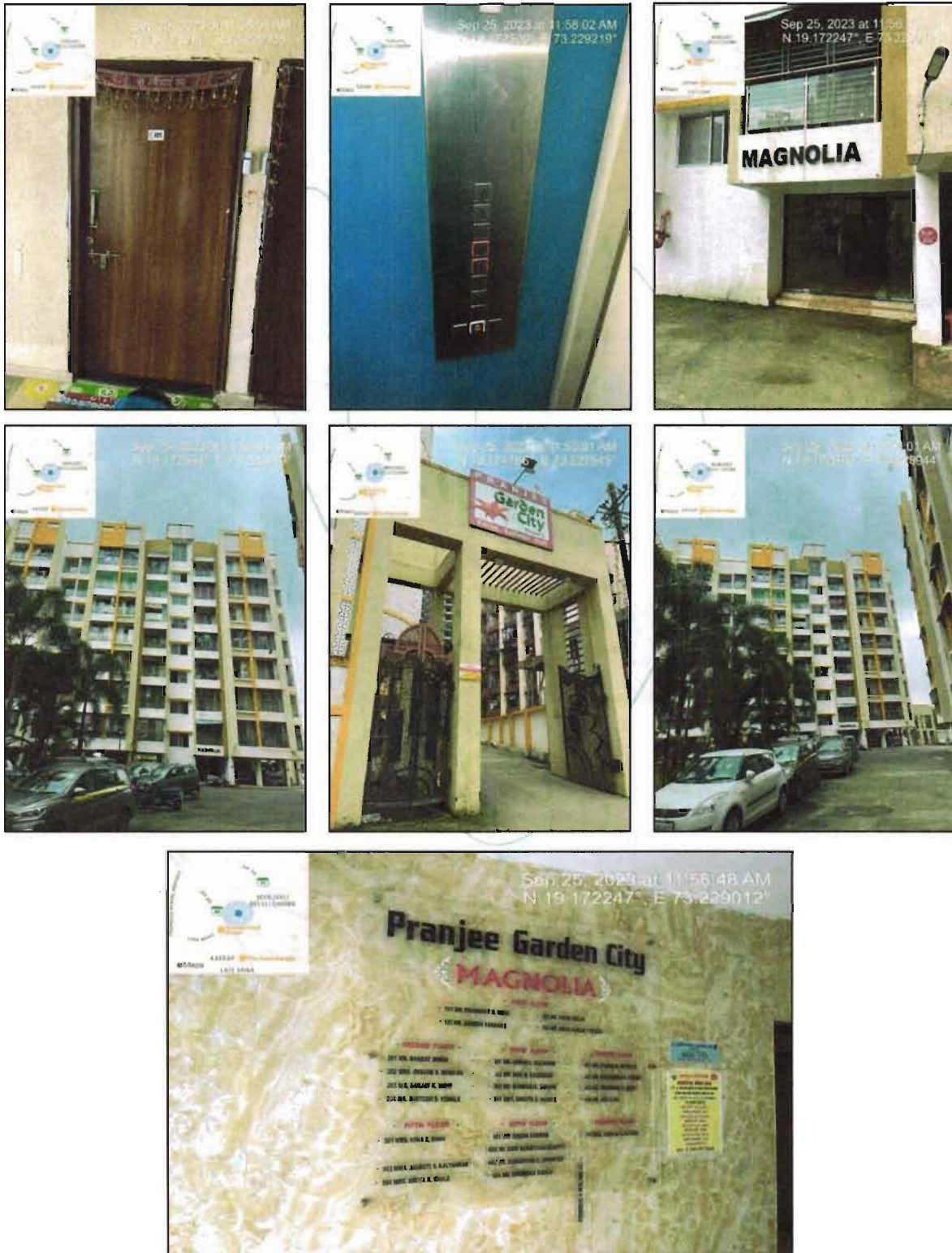


### Actual site photographs



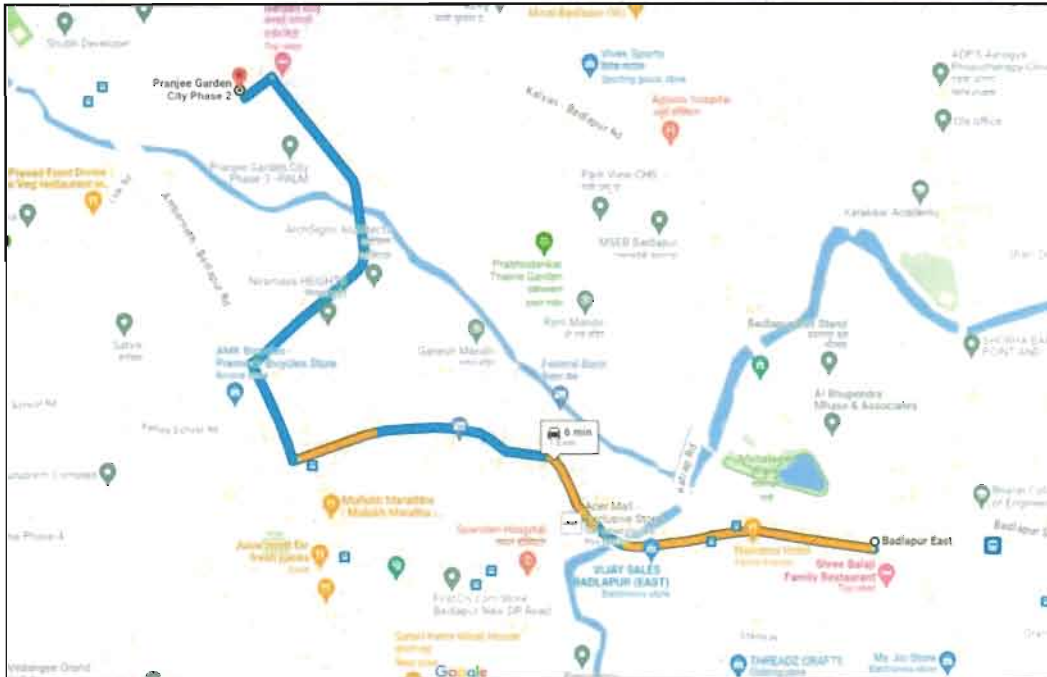


## Actual site photographs



## Route Map of the property

Site, u/r





Latitude Longitude - 19°10'19.9"N 73°13'45.1"E

**Note:** The Blue line shows the route to site from nearest railway station (Badlapur – 1.5 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: 2023-2024
Language: English

Selected District: Thane

Select Taluka: Ambarnath

Select Village: Mauje [Gav] Mauje Belvali No. 6 (Kulga)

Search By:  Survey No.  Location

Enter Survey No: 33 Search

उपविभाग	खुली जमीन	निवासी सदनिका	वॉर्किस दुकाने	औद्योगिकएकक (Rs./)Attribute	चौ. मीटर	सर्वेक्षण नंबर
7/16-डी -2) बेलवली वरील डी-1 व्यतिरीक्त उरलेल्या सर्व मिळकती बेलवली	10950	52700	520065800	55200	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	52,700.00			
No Increase, Flat Located on 4 <sup>th</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>52,700.00</b>	<b>Sq. M.</b>	<b>4,896.00</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**  
 2 BHK Flat In Pranjeer Garden For Sale In Badliapur  
 ₹ 43 Lacs  
 ₹ 24,845/Month  
 ₹ 840

**Overview**

Age of Building	3-4 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq.Ft/M	Flooring	Wooded Floor
Buildup Area	940 Sq.Ft	Carpet Area	428 Sq.Ft

**NOBROKER**  
 2 BHK Flat In Pranjeer Pranjeer Garden City Phase II For Sale In Kulgion  
 ₹ 43 Lacs  
 ₹ 25,791/Month  
 ₹ 930

**Overview**

Age of Building	3-4 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.8 Per Sq.Ft/M	Flooring	T.S
Buildup Area	930 Sq.Ft	Carpet Area	838 Sq.Ft



## Sale Instance

426078	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2
20/10/2023		दस्त क्रमांक 4260.2023
Note :-Generated Through eSearch Module For original report please contact concern SRO office		नोंदणी : Regn 63m
<b>गावाचे नाव : बेलवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3850000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	3498000	
(4) भू. मापन. पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे-बेलवली स.नं. 33 पैकी.35/1/4.35/1/3.35/1/1.36/2.38/8/2.39 पैकी.35/1/2.36/1.35/3/3.36/1/1.38/8/1.39 पैकी.34.37.43ब.38/7.35/2.33 पैकी यावरील प्राणजी गार्डन सिटी फेज -2, मधील पेटुनिया विंग नं. ई2. दुसरा मजला. सदनिका क्र. 204, क्षेत्र 40.40 चौ मी कारपेट + 4.36 चौ मी बाल्कनी एरिया - 1.10 चौ मी. कपबोर्ड - 9.45 चौ मी. फ्लोर बेड. ( ( Survey Number : 33 पैकी : ) )	
(5) क्षेत्रफळ	55.31 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:- रमेश गजराज प्रजापती वय:- 51 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 205/706. सीरिना सेनरुफ गोरगांव मुलुंड लिंक रोड नाहूर पू मुंबई. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र मुम्बई पिन कोड -400081 पॅन नं -AAAPP4758Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादिचे नाव व पत्ता	1) नाव:- दिलीप शंकर घुडे वय:- 45. पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 102. बी विंग सावित्री आवास मांजली बदलापूर प. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 421 503 पॅन नं:- ARYPG6844M 2) नाव:- पुष्पा दिलीप घुडे वय:- 39. पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 102. बी विंग सावित्री आवास मांजली बदलापूर प. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 421 503 पॅन नं:- ARYPG6843N	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11) अनुक्रमांक. खंड व पृष्ठ	4260/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	126700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Sale Instance

241978 20/10/2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. उल्हासनगर 2 दस्त क्रमांक 2449/2023 नोंदणी: Regn.63m
<b>गावाचे नाव : बेलवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4300000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3400000	
(4) भू. मापन, पोटहिस्सा व धरक्रमांक, असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मौजे बेलवली स. नं. 33 पैकी, 35.1 पैकी, 36.2, 38.8-2, 39 पैकी, 35.3, 36.1, 38.8 1, 39. पैकी, 34, एकूण क्षेत्र 44096.86 चौ. मी. यावरील प्राणजी गार्डन सिटी फ्लेमिंगो को. ऑप. हौसिंग सोसायटी लि. फ्लेमिंगो बिल्डिंग, फेज-1, सदनिका क्र. 702, सातवा मजला, क्षेत्र 51.20 चौ. मी. कारपेट ओपन टेरेससह ( ( Survey Number : 33 : ) )	
(5) क्षेत्रफळ	51.20 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 - अमोल अरुण साळुंके वय - 39 पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव इच्छापूती बिल्डिंग , ब्लॉक नं. रूम नं 8 , रोड नं. अर्जुन पाटील मार्ग, सवित्रा हॉटेल जवळ, एम.टी.एन.ए. ऑफिस समोर दादर पश्चिम, महाराष्ट्र, मुंबई पिन कोड - 400028 पॅन नं. - CAAC/PS693449	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - रोहुल विनय वर्मा वय - 50, पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. हॅन्ड्रे कॅन्स्टल , ब्लॉक नं. 13/बी , रोड नं. गोखले रोड, दादर पश्चिम, मुंबई , महाराष्ट्र, मुंबई पिन कोड - 400028 पॅन नं. - AKZ/PV8836E	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2449/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	258000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

### **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> October 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.



