

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sonu Manoj Solanki & Manoj B. Solanki**

Residential Flat No. 1301, 13<sup>th</sup> Floor, Building No. 1, Wing 'C', **"Agarwal Paramount", Avenue Q,**  
Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar,  
PIN – 401 303, State - Maharashtra, Country – India.

Think.Innovate.Create  
Latitude Longitude - 19°28'09.7"N 72°48'12.6"E

### Valuation Prepared for:

**Cosmos Bank**

**Malad (West) Branch**

Shop No 6,7,8, Kewal Towers, B.J. Patel Road, Malad (West), Mumbai  
State - Maharashtra, Country – India



#### 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

Vastu/Mumbai/10/2023/4266/2303238  
28/02-435-JASH  
Date: 28.10.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1301, 13<sup>th</sup> Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India belongs to **Mrs. Sonu Manoj Solanki & Manoj B. Solanki**.

### Boundaries of the property.

North	:	Red Bricks Business Plaza
South	:	Cosmos Square Commercial Building
East	:	Chikhaldongari Road
West	:	Agarwal Paramount Building No. 2

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 **₹ 60,28,200.00 (Rupees Sixty Lakh Twenty Eight Thousand Two Hundred 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.**

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.28 17:40:38 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N] C. C. I. T / 1 – 14 / 52 / 2008-09

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

Encl. Valuation Report



### 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. 1301, 13<sup>th</sup> Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, 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 28.10.2023 for Bank Loan Purpose
2	Date of inspection	08.10.2023
3	Name of the owner/ owners	<b>Mrs. Sonu Manoj Solanki &amp; Manoj B. Solanki</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. 1301, 13th Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Sonu Manoj Solanki (Owner) Contact No. 7030188604
6	Location, street, ward no	Chikhaldongari Road
7	Survey/ Plot no. of land	Survey No. 5, 5B, 5D, 5F and 5G of Village Dongare (Dongar Pada) also known as Village Narangi
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. = 500.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 70.00 Total Area in Sq. Ft. = 570.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 497.00

		<p>Attached Balcony Area in Sq. Ft. = 44.00 (Area as per Agreement for Sale)</p> <p><b>Built-up Area in Sq. Ft. = 591.00</b> (Area as per Agreement for Sale)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Chikhaldongari Road
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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 VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 12,000.00 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.
	<b>SALES</b>	
38	Give instances of sales of immovable property	As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration 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><u>COST OF CONSTRUCTION</u></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (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.
	<b><u>Remark:</u></b>	

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

Under the instruction of Cosmos Bank, Malad (West) Branch to assess fair market value as on 28.10.2023 for Residential Flat No. 1301, 13<sup>th</sup> Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India belongs to **Mrs. Sonu Manoj Solanki & Manoj B. Solanki**.

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

1.	Copy of Agreement for Sale dated 25.09.2018 between M/s. Agarwal Realtors (the Promoters) AND Mrs. Sonu Manoj Solanki & Manoj B. Solanki (the Allottee(s))
2.	Copy of Occupancy Certificate No. VVCMC / TP / OC / VP-0453 / 149 / 2021-22 dated 21.12.2021 issued by Vasai – Virar City Municipal Corporation.
3.	Copy of RERA Registration Certificate No. P99000002207 dated 31.07.2017
4.	Copy of Revised Development Permission No. VVCMC / TP / RDP / VP-453 / 091 / 2017-18 dated 13.10.2017 issued by Vasai – Virar City Municipal Corporation.

**LOCATION:**

The said building is located at bearing Survey No. 5, 5B, 5D, 5F and 5G of Village Dongare (Dongar Pada) also known as Village Narangi, within the Registration Sub-District of Vasai, District Palghar. The property falls in Residential Zone. It is at a travelling distance of 2.1 km from Virar Railway Station.

**BUILDING:**

The building under reference is having Part Ground + Part Stilt + 14 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. 13<sup>th</sup> Floor has 4 Residential Flats. The building has provided 2 Lifts.

### **Residential Flat:**

The residential flat under reference is situated on the 13<sup>th</sup> Floor. It consists of Living Room + 2 Bedrooms + Kitchen + 2 Toilets + Dry Balcony and Flowerbed Area (i.e. 2 BHK + 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

### **Valuation as on 28<sup>th</sup> October 2023**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>591.00 Sq. Ft.</b>
--	----------	-----------------------

### **Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	02 years
Cost of Construction	:	591.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,54,800.00
Depreciation $\{(100-10) \times 02 / 60\}$	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A. the building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,600.00 per Sq. M. i.e. ₹ 7,767.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate (Including Stilt Car Parking Space)	:	₹ 10,200.00 per Sq. Ft.
<b>Value of property as on 28.10.2023</b>	<b>:</b>	<b>591.00 Sq. Ft. X ₹ 10,200.00 = ₹ 60,28,200.00</b>

**Note:** As per site inspection, actual carpet area 570 .00 sq. ft. (Including Flowerbed Area) is more than the Agreement Built up area - 591 sq. ft. We have considered the area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. Rs. 10,200/- per sq. ft. is considered

(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 28.10.2023</b>	<b>:</b>	<b>₹ 60,28,200.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 60,28,200.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 54,25,380.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 48,22,560.00</b>
<b>Insurable value of the property (591.00 Sq. Ft. x 2,800.00)</b>	<b>:</b>	<b>₹ 16,54,800.00</b>
<b>Guideline value of the property (591.00 Sq. Ft. x 7,767.00)</b>	<b>:</b>	<b>₹ 45,90,297.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1301, 13<sup>th</sup> Floor, Building No. 1, Wing 'C', "Agarwal Paramount", Avenue Q, Rustomjee Global City, Village - Dongare, Virar (West), Taluka - Vasai, District - Palghar, PIN – 401 303, State - Maharashtra, Country – India for this particular purpose at **₹ 60,28,200.00 (Rupees Sixty Lakh Twenty Eight Thousand Two Hundred Only)** as on **28<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 **28<sup>th</sup> October 2023 is ₹ 60,28,200.00 (Rupees Sixty Lakh Twenty Eight Thousand Two Hundred 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:



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





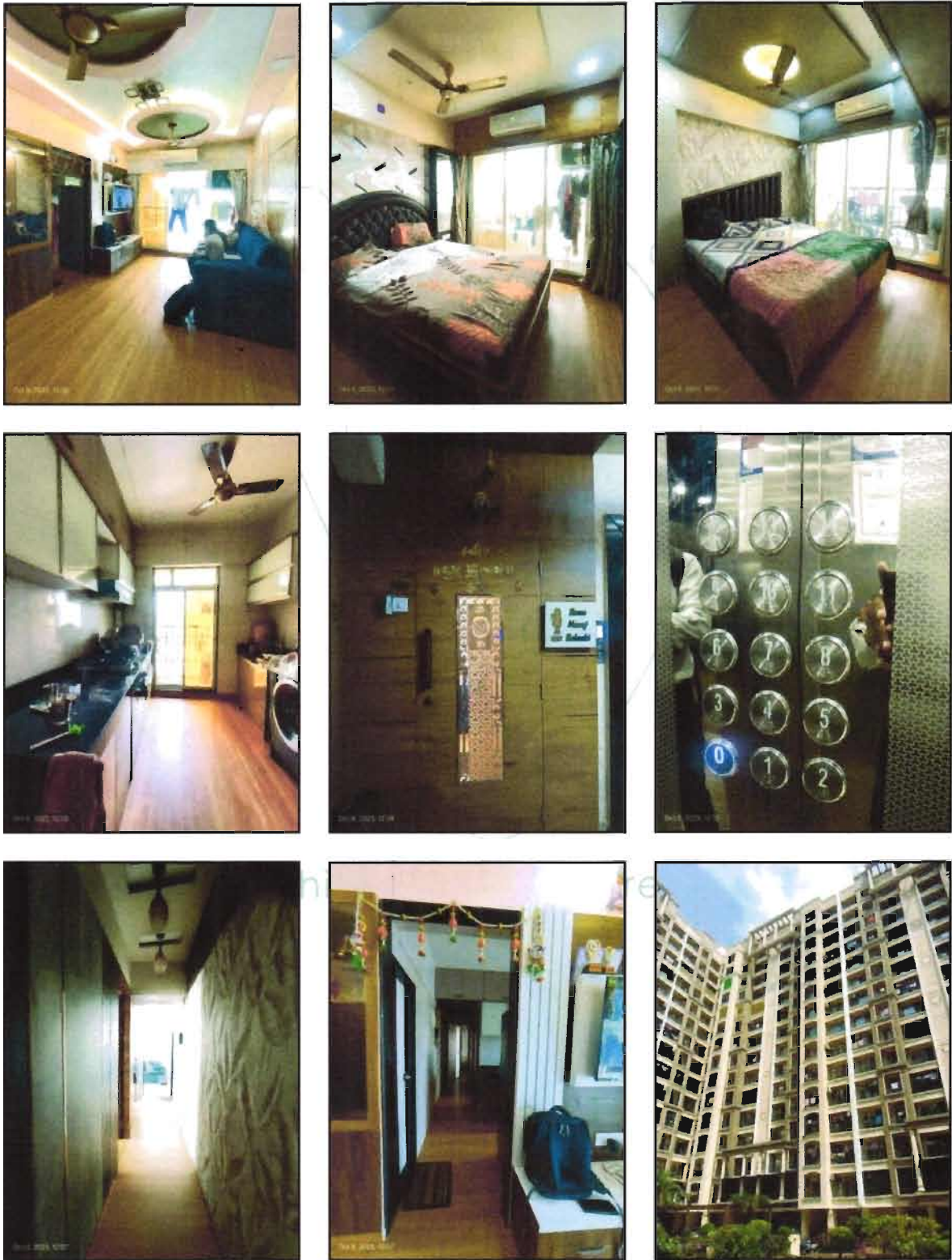
**ANNEXURE TO FORM 0-1**

Technical details			Main Building
1.	No. of floors and height of each floor		Part Ground + Part Stilt + 14 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 13 <sup>th</sup> Floor
3	Year of construction		2021 (As per Occupancy Certificate)
4	Estimated future life		58 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, 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 & plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		2 lifts

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	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Think.Innovate.Create

**Actual site photographs**





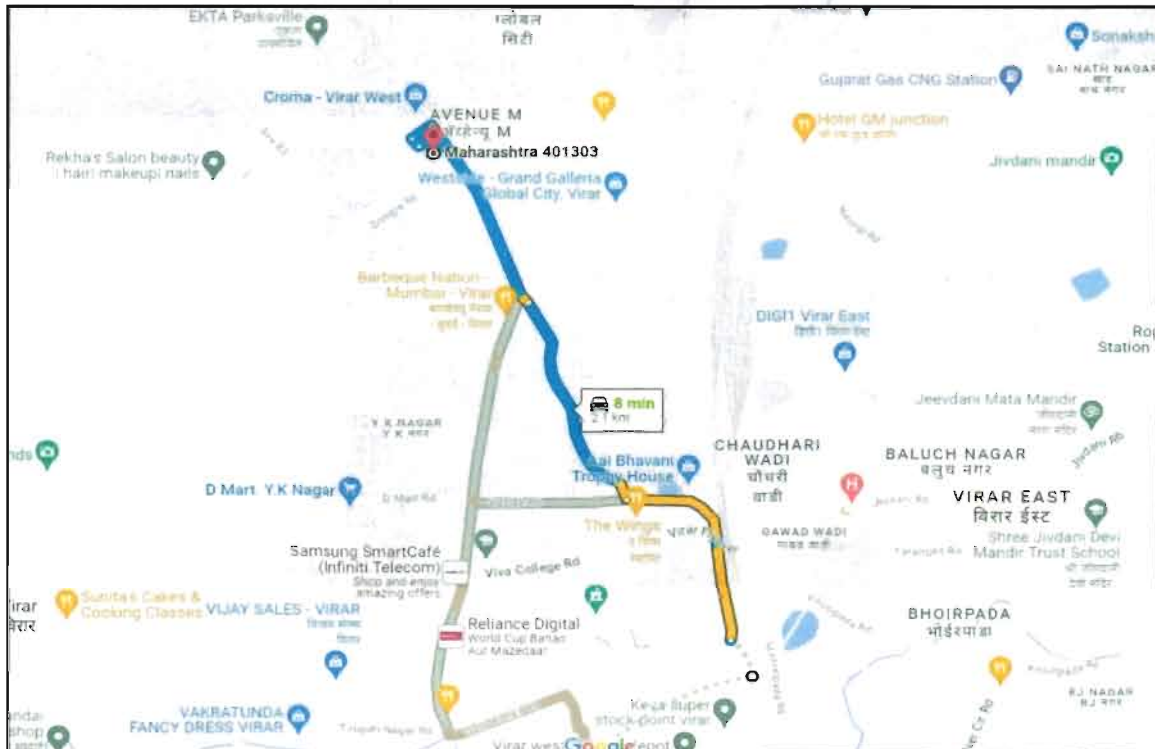
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°28'09.7"N 72°48'12.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 2.1 km.)

## Ready Reckoner Rate

Select	विवरण	क्षेत्रीय क्षेत्र	निर्धारित दर	क्षेत्रीय दर	दर	क्षेत्रीय दर	एकक (Rs./sq. ft.)
SurveyNo	1- निम्नलिखित 16 इकाई का क्षेत्र	16200	8000	79000	79000	69000	नो. मीटर
SurveyNo	2- निम्नलिखित 3 इकाई का क्षेत्र	4750	29900	37600	44300	37600	नो. मीटर
SurveyNo	1/1- निम्नलिखित 1 इकाई का क्षेत्र	184000	76000	83600	95400	83600	नो. मीटर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	76,000.00			
10% Increase for flat located on 13 <sup>th</sup> floors	7,600.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b> <b>(A)</b>	<b>83,600.00</b>	<b>Sq. Mtr.</b>	<b>7,767.00</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

**99acres** Buy | Enter locality | Project / Society | Landmark

Posted on Sep 16, 2022 · Ready to move

## ₹85 Lac

Estimated mid ₹6-7Lac

## 3BHK 3Baths

3 BHK, 3 Bathrooms, 3 Balconies

**NEW LISTING** REGISTERED No. P800002287 Website: <https://maharajaparamount.com/>

- Overview
- Society
- Dealer Details
- Price Trends
- Registry Record
- Society Reviews

**Property (1)**    **Society (37)**

**Details:**

- Flooring:** Carpet area: 729 sq.ft.
- Price:** ₹ 85 Lac @ 11,502 per sq.ft. (negotiable) View Price Details
- Floors:** 7<sup>th</sup> of 14 Floors
- Location:** Near Main Road
- Society:** Agarwal Paramount Virar West, Mira Road And Beyond
- Age:** 1 to 5 Year Old View Construction Status

**Places nearby**  
703, Virar West, Mira Road And Beyond, Mumbai

**View All (16)**

Virar Railway Station | Smart | Big Bazar | Highway | Rustumjee Cambridge School | Viva College | Ganesh

Think.Innovate.Create



## Price Indicators

[illegible]


[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Virar West](#) > [2 BHK Flats for Sale in Virar West](#) > [80 Sq Ft](#)

Posted On/Oct 08 23 | Property ID: 622754

---

**₹ 52.5 Lac** EMI - ₹ 2 Lak | [Get Loan offers from 3+ banks](#) | [View FSI Details](#)

**2 BHK 810 Sq-Ft Flat For Sale** [Virar West, Mumbai](#)



**2 Beds**

**2 Baths**

**1 Balcony**

Semi-Furnished

**Carpet Area:**  
**488 sqft** -  
₹ 107-Bsqft

**Floor:**  
**2 (Out of 14 Floors)**

**Additional Rooms:**  
**1 Store Room**

**Developer:**  
**Agarwal Group**


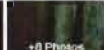
**Transaction Type:**  
**New Property**

**Facing:**  
**East**

**Project:**  
**Agarwal Paramount**

**Status:**  
**Ready to Move**

**Lifts:**  
**2**

+8 Photos

☒ East Facing Property
 ☒ Newly Constructed Property

Contact Agent

Get Phone No.

Download Brochure

### More Details

Price Breakup	₹ 52.5 Lac   ₹ 2,62,250 Approx. Registration Charges   ₹ 3,000 Monthly
Booking Amount	₹ 51,000
Address	Virar West, Mumbai, Virar West, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Global City
Furnishing	Semi-Furnished



## Sale Instance

10-10-2023		दस्ता क्रमांक : 15289/2023
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : डोंगरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4999000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4572000	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे डोंगरे, स नं 5,5ब,5ड,5फ,5ग,विभाग 1/1,सदनिका क्र 303,तिसरा मजला,बि नं 02,टाईप एबी4,अगरवाल लाईफस्टाईल,अगरवाल लाईफस्टाईल बी-1 को ऑ हौ सो लि,एँव्हेन्यु बी-1,ग्लोबल सिटी,क्षेत्र 50.00 चौ मी कारपेट,( ( Survey Number : 5,5ब,5ड,5फ,5ग : ) )	
(5) क्षेत्रफळ	50.00 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:-अमिषा दिपककुमार राठोड - वय:-25 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:- CBZPR6699N 2): नाव:-दीपक कुमार भगवानदास राठोड - वय:-56 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:- APYPR5276E 3): नाव:-प्रतिभा दिपक राठोड - वय:-47 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2205,विंग ए,गणेशवाडी उत्कर्ष सोसायटी,चंडीकादेवी कम्पाउंड,जी डी आंबेकर मार्ग,काळाचौकी,परेल,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-ADXP8038F	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिन्स तिवारी - वय:-27 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 403,अगरवाल लाईफस्टाईल एँव्हेन्यु बी-1 सोसायटी,बि नं 2,ग्लोबल सिटी,विरार प,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BAWPT0201K	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	15289/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	349940	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

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

This exercise is to assess **Fair Market Value** of the property under reference as on **28<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.

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.

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 **₹ 60,28,200.00 (Rupees Sixty Lakh Twenty Eight Thousand Two Hundred Only)**.

Auth. Signy.

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

Think.Innovate.Create