PROFORMA INVOICE

Vas	stukala Consultants (I) Pvt Ltd		Invoice	e No.		Dated			
	001,U/B FLOOR,		PG-32	219/23-24	.	2-Nov-23			
	OMERANG, CHANDIVALI FARM R	OAD,	Delive	ry Note		Mode/Terms of Payment			
	DHERI-EAST 400072					AGAINST	REPORT		
Sta	TIN/UIN: 27AADCV4303R1ZX te Name : Maharashtra, Code : 27 /ail : accounts@vastukala.org		Refere	nce No. &	Date.	Other Refe	rences		
	ver (Bill to)		Buyer's	s Order No	D.	Dated			
BA	NK OF BARODA-MULUND-EAST								
Sho	hop No. 1 & 2, Vinayak Blessings, 81, B. Phadake Road,			ch Doc No		Delivery No	ote Date		
				2/230332		-			
	vanpada, Mulund (East),		Dispat	ched throu	igh	Destination	1		
	mbai TIN/UIN : 27AAACB1534F2Z5		T	- (Deline					
	TIN/UIN : 27AAACB1534F2Z5 te Name : Maharashtra, Code		Terms	of Deliver	У		anto. =		
			16.18				 		
			1	(
SI No.	Particulars	3			HSN/SAC	C GST Rate	Amount		
1	VALUATION FEE				997224	18 %	2,500.00		
	(Technical Inspection and Certification	Services)		BALL IN A					
				CGST			225.00		
				SGST			225.00		
		A LINE R		£.					
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					and the second	1			
					ucenterio,				
					hist ba				
				Total	in the second		2,950.00		
Amo	ount Chargeable (in words)	0		1	1		É. & O.E		
Ind	ian Rupee Two Thousand Nine H	undred Fift	y Only						
	HSN/SAC	Taxable		ntral Tax	S	tate Tax	Total		
		Value	Rate	Amount		Amount			
997	224	2,500.00	9%	225. 225.	and the second se	225.0 225.0	sector was a		
	Total	2,500.00		1	00	225.0	450.00		
Tax	Amount (in words) : Indian Rupee Fo	ur Hundred	Fifty C	Only					
	Thi	nking	Compa	ny's Bank		sto			
		nk,Inr		ame C.	ICICI B				
	narks:	. /	A/c No.	& IES Code	340505		ICIC0003405		
	Vithal Ramchandra Gawade & Mr. Ra		Dianch			CHARAIO	10100003403		
	ant Gawade - Residential Flat No. F-5/2 or, Building No 05, F Type Building,	.202, 200							
""G	haronda 'F' Type Co-Op. Hsg. Society I	_td.'"',	.22						
Gha	aronda, Sector 9, Village - Ghansoli, Ta	luka -		1.1					
Tha	ine, District -	_ `		1					
	ne, Navi Mumbai, PIN Code -400 701,	State -	1.38	2.00					
	harashtra, India"		0,2	200					
1.00	npany's PAN : AADCV4303R			4-16-4		TUANE	11		
Dec	Invotion			$112 \cdot 1/$	STUKALA	THANE@ic			
			UPI Virt	ual ID . VA					
NO	TE – AS PER MSME RULES INVOICE						Itants (I) Pvt Ltd		
NO BE		REST							

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB / Mulund East Branch/ Mr. Vithal Ramchandra Gawade (004782/2303326)

Page 2 of 26

Vastu/Thane/11/2023/004782/2303326 02/12-22-PSVS Date: 02.11.2023

VALUATION OPINION REPORT

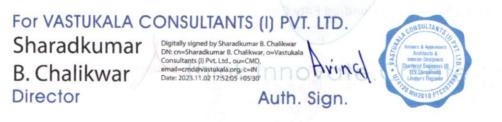
This is to certify that the property bearing Residential Flat No. F-5/2:202, 2rd Floor, Building No 05, F Type Building, "Gharonda 'F' Type Co-Op. Hsg. Society Ltd.", Gharonda, Sector 9, Village - Ghansoli, Taluka - Thane, District -Thane, Navi Mumbai, PIN Code -400 701, State - Maharashtra, India belongs to Mr. Vithal Ramchandra Gawade & Mr. Ramchandra Anant Gawade.

Boundaries of the property		
North	:	Building No. F-4
South	:	Chhatrapati Shivaji Maharaj Sports Ground
East	:	Building No. A-18
West	-:	Prabhakar Krishanati Patil Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 47,11,105.00 (Rupees Forty Seven Lakh Eleven Thousand One Hundred 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 report.

Hence certified



Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09 Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report

o

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

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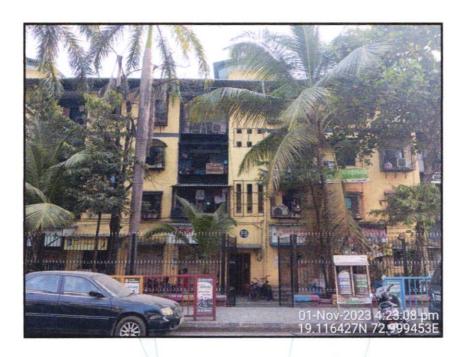
P Rajkot ♀ Indore **Q** Raipur 🕈 Delhi NCR 💡 Nashik ♀ Ahmedabad ♀ Jaipur

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 the Immovable Property



Details of the property under consideration:

Name of Owner : Mr. Vithal Ramchandra Gawade & Mr. Ramchandra Anant Gawade

Residential Flat No. F-5/2:202, 2nd Floor, Building No 05, F Type Building, **"Gharonda 'F' Type Co-Op. Hsg. Society Ltd."**, Gharonda, Sector 9, Village - Ghansoli, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code -400 701, State - Maharashtra, India.

Latitude Longitude : 19°6'59.0"N 72°59'57.7"E

Valuation Prepared for:

Bank Of Baroda

Mulund East Branch Shop no. 1& 2, Vinayak Blessings, 81, VB Phadake Rd, Gavanpada, Mulund East, Mumbai, Maharashtra 400081



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

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- 🖂 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB / Mulund East Branch/ Mr. Vithal Ramchandra Gawade (004782/2303326)

Page 2 of 26

Vastu/Thane/11/2023/004782/2303326 02/12-22-PSVS Date: 02.11.2023

VALUATION OPINION REPORT

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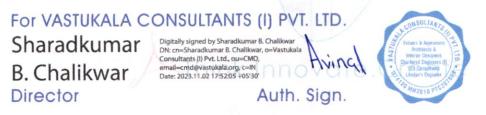
Boundaries of the property

North	:	Building No. F-4
South	:	Chhatrapati Shivaji Maharaj Sports Ground
East	:	Building No. A-18
West		Prabhakar Krishanati Patil Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 47,11,105.00 (Rupees Forty Seven Lakh Eleven Thousand One Hundred 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 report.

Hence certified



Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09 Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

Encl.: Valuation report

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

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- 👕 TeleFax : +91 22 28371325/24
- 🖂 mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager, Bank Of Baroda Mulund East Branch

Shop no. 1& 2, Vinayak Blessings, 81, VB Phadake Rd, Gavanpada, Mulund East, Mumbai, Maharashtra 400081

VALUATION REPORT (IN RESPECT OF FLAT)

	Gener	al					
1	Purpose for which the valuation is made			To assess Fair Market Value of the property for Bank Loan Purpose.			
2	a)	Date of inspection	:	01.11.2023			
	b)	Date of which the valuation is made	:	02.11.2023			
3	 List of documents produced for perusal: I) Copy of Agreement for sale Document No.6714/2018 Dated 31.05.2018 between Mr. Ravindra Shanka Tambe(The Vendor) And Mr. Vithal Ramchandra Gawade & Mr. Ramchandra Anant Gawade (The purchaser). II) Copy of Taking Over Possession by the Allottee Document No.25002050 / 80007937 / B - GHA - G1 - F5 - 2 202 Dated 21.06.2006 issued by CIDCO. 						
4	with Ph	of the owner(s) and his / their address (es) none no. (details of share of each owner in f joint ownership) Think.Inr		Mr. Vithal Ramchandra Gawade & Mr. Ramchandra Anant Gawade Residential Flat No. F-5/2:202, 2 nd Floor, Building No 05, F Type Building, "Gharonda 'F' Type Co-Op. Hsg. Society Ltd.", Gharonda, Sector 9, Village - Ghansoli, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code -400 701, State - Maharashtra, India. Contact Person : Cote Mr. Ramchandra Anant Gawade (Owner) Mobile No. 9819459103 Joint Ownership Details of ownership share is not available			
5		escription of the property (Including old / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is Living Room + Kitchen + Passage + WC + Bathroom. (1 RK) The property is at 800M distance from Railway Station Ghansoli.			
5a.	Total L leaseho	ease Period & remaining period (if old)	:				
6	Locatio	n of property					





a)	Plot No. / Survey No.	:		51		
b)	Door No.	:	Residential Flat No. F-5/2:202			
c)	C.T.S. No. / Village	:	Village - Ghansoli			
d)	Ward / Taluka	:	Taluka - Thane			
e)	Mandal / District	:	District - Thane			
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans verified.	s were not provided and not		
g)	Approved map / plan issuing authority	:		in the second second		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	(\mathbb{R})			
i)	Any other comments by our empanelled valuers on authentic of approved plan	:				
7	Postal address of the property	•	Residential Flat No. F-5/2:202, 2 nd Floor, Building No 05, Type Building, "Gharonda 'F' Type Co-Op. Hsg. Socie Ltd." , Gharonda, Sector 9, Village - Ghansoli, Taluka Thane, District - Thane, Navi Mumbai, PIN Code -400 70 State - Maharashtra, India.			
8	City / Town		City - Navi Mumbai			
	Residential area	:	Yes			
	Commercial area	:	No			
	Industrial area	:	No			
9	Classification of the area		from the second			
	i) High / Middle / Poor		Middle Class			
	ii) Urban / Semi Urban / Rura		Urban			
10	Coming under Corporation limit / Village Panchayat / Municipality	1	Village - Ghansoli City Industrial Development Cor	poration of Maharashtra		
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	10	No Create			
12	Boundaries of the property	:	As per site	As per Document		
	North	:	Building No. F-4	Details not available		
	South	:	Chhatrapati Shivaji Maharaj Sports Ground	Details not available		
	East	:	Building No. A-18	Details not available		
	West	:	Prabhakar Krishanati Patil Marg	Details not available		





13	Dimensions of the site	:	N. A. as property under conside a building.	ration is a Residential Flat in
	for the second sec	:	As per the Deed	As per Actuals
	North	:	-	alaisi Maali
	South	:	-	e) Mandal, Dutum
	East	:		fine Date of several value
	West	:	-	naig Vigstav
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°6'59.0"N 72°59'57.7"E	Additives, much alex
14	Extent of the site	•	Carpet Area in Sq. Ft. = 274.00 (Area as per Site measurement Built Up Area in Sq. Ft. = 335.00 (Area As Per Agreement for sal) D
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 335. (Area As Per Agreement for s	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
11	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	from from	
	Block No.	÷	4	en e
	Ward No.	:	- /	
	Village / Municipality / Corporation	1	Village - Ghansoli, City Industrial Development Cor	poration of Maharashtra
	Door No., Street or Road (Pin Code)	I:C	Residential Flat No. F-5/2:202 Type Building, "Gharonda 'F' Ltd.", Gharonda, Sector 9, V Thane, District - Thane, Navi N State - Maharashtra, India	Type Co-Op. Hsg. Society /illage - Ghansoli, Taluka -
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	Houndertes of Puriod
4.	Year of Construction	:	2006 (As per Possession Recei	pt)
5.	Number of Floors	:	Ground + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 nd Floor is having 4 Flats	
8.	Quality of Construction		Good	





9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
Ш	Residential Flat		
1.	The floor in which the Flat is situated	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. F-5/2:202
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:-	Mosiac Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Open plumbing with C.P. fittings. Casing Capping wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax	1	
	Assessment No.	1:	Details not available
	Tax paid in the name of		Details not available
	Tax amount	1:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Vithal Ramchandra Gawade & Mr. Ramchandra Anan Gawade
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 335.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per CIDCO norms





11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 274.00 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 10,000/- (Expected rented income per month)
IV	MARKETABILITY		and the second sec
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
۷	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)		₹ 15,100/- to ₹ 17,900/- per Sq. Ft. on Carpet Area ₹ 13,700/- to ₹ 15,800/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 14,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services		₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 12,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	C	₹ 87,030/- per Sq. M. i.e. ₹ 8,085/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 78,236/- per Sq. M. i.e. ₹ 7,268/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		r Doold is the bridge die 1 occ - 14 occ - 14 occ - Doold >
a	Depreciated building rate		the first sector start of the first sector is
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	17 years



	Life of the building estimated	:	43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	25.50%
	Depreciation Ratio of the building		autev to honoria
b	Total composite rate arrived for Valuation		 ค.ศ. อ.ศ. อาการสุดทางสาวารสุดทางสุดสุดทางสุดสุด
	Depreciated building rate VI (a)	:	₹ 1,863/- per Sq. Ft.
an J	Rate for Land & other V (3) ii	:	₹ 12,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 14,063/- per Sq. Ft.
	Remarks	:	A B A A A A A A A A A A A A A A A A A A

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	335.00 Sq. Ft.	14,063.00	47,11,105.00
2	Wardrobes	r Music en		
3	Showcases			
4	Kitchen arrangements	n star of pa		
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.	La Vana and		
9	Potential value, if any	Contest		
10	Others / Car Parking			
	Total value of the property	47,11,105.00		
	Realizable value of the property	42,39,995.00		
	Distress value of the property	37,68,884.00		
	Insurable value of the property (335.00 X 2,5	8,37,500.00		
	Guideline value of the property (335.00 X 7,2	24,34,780.00		

Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.





In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,100.00 to ₹ 17,900.00 per Sq. Ft. on Carpet Area / ₹ 13,700.00 to ₹ 15,800.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹14,063.00 per Sq. Ft. on Built Up Area for valuation.

Good
₹ 10,000/- (Expected rented income per month)
Rental Income

Think.Innovate.Create

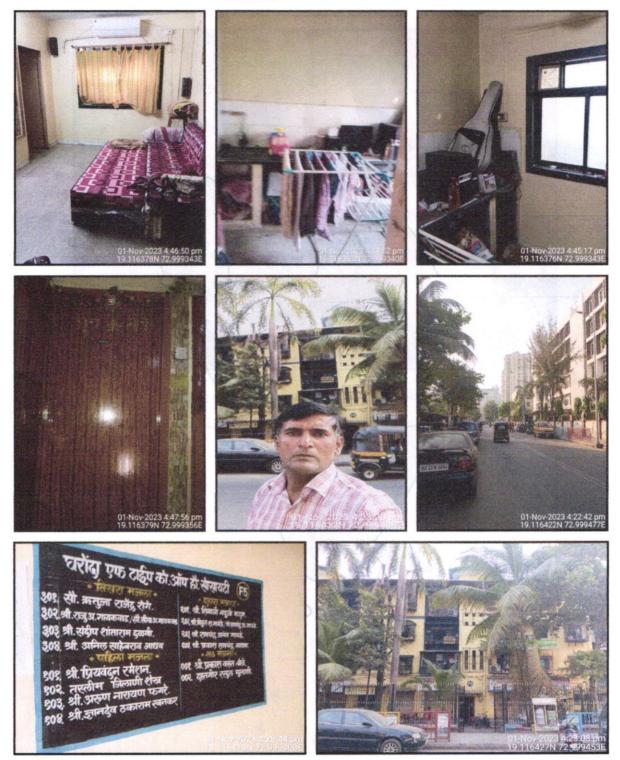
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Actual Site Photographs



Vastukala Consultants (I) Pvt. Ltd.

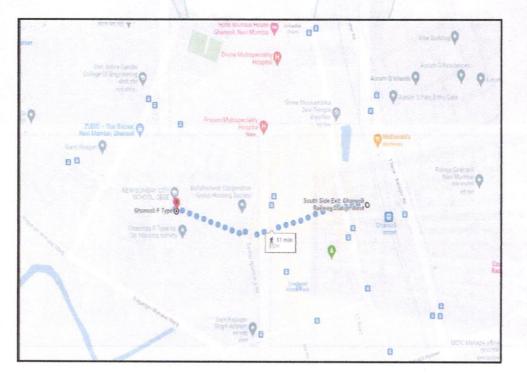


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Route Map of the property

Note: Red marks shows the exact location of the property



Longitude Latitude: 19°6'59.0"N 72°59'57.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Ghansoli - 800M).





Ready Reckoner Rate

			IN / VILLAGE : GHANSOLI 1st April 2023 To 31st March 20	024			
Type of Area Urban Area			Local Body Type	Class "C" Corporation	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipa	Navi Mumbai Municipal Corporation					
Land Mark	Land : Gansoli Node Secto	r No. 9					
				Rate of La	ind + BuildIng In≹pe	r sq. m. Built-Up	
						Industrial	
4	4/116	35300	96700	111200	120900	111200	
Record Not Available)							
Compare With Previous Yea	·					*	

Rate to be adopted after considering depreciation [B + (C X D)]	78,236.00	Sq. Mtr.	7,268.00	Sq. Ft.
Percentage after Depreciation as per table(D)	17%			
The difference between land rate and building rate(A-B=C)	51,730.00			
Stamp Duty Ready Reckoner Market value Rate for Land (B)	35300			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	87,030.00	Sq. Mtr.	8,085.36	Sq. Ft.
Decrease by 10% on Flat Located on 2 nd Floor	9670			
Stamp Duty Ready Reckoner Market Value Rate for Flat	96700			

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted	
a)	Ground Floor / Stilt / Floor	100%	
b)	First Floor	95%	
c)	Second Floor	90%	
d)	Third Floor	85%	
e)	Fourth Floor and above Thin	la la novata Cra 80%	

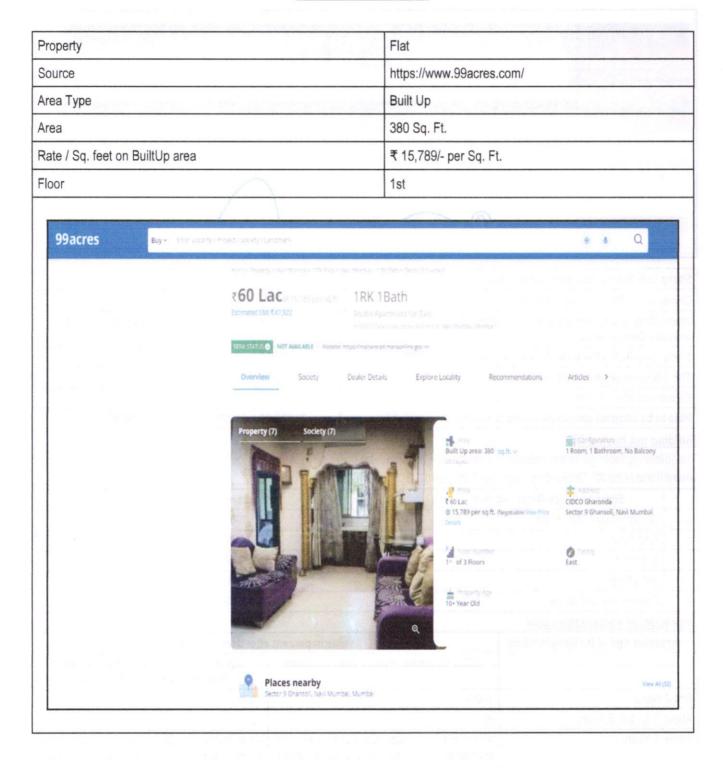
Depreciation Percentage Table

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 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate	





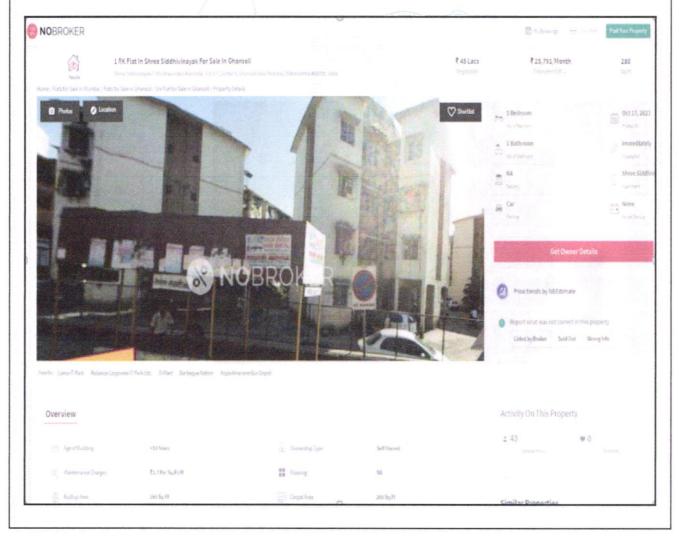
Price Indicator







Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	260 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 14,423/-
Floor	-
Floor	-







roperty			Flat		
ource	1781 (A.S.)		Nobrok	er.com	9311
rea Type		-771	Carpet		ea Type
rea	2		280 Sq.	. Ft.	85
ercentage			20%		SURPOO
ate / Sq. feet on Bu	iltUp area	1.1	₹ 14,88	31/-	alf & within p2 tel
loor			-		
EGG Sector	Flat In Cideo Gharonda For Sale In Ghansoli 9 ein Ghanucki (2n: Flat ko Sale in Ghanuak), Property Deterio			€ 50 Lacs ₹ 28,857/ Negoluble Estembed	
				Control Contr	Aug 1, 2023 Aund Dr. Immediately Patason Cidios Gharonda Aurora Cidios Gharonda Aurora Rone Providina Rone Providina Estimate
Nerby Episotamericete Po	eta Marketziy PiR Costma Bityscowi Kalina Market		7	G Seport what was no	t connect in this property Sold Out Wrang Safe
U VET VIEW				# 165	
Age of Building	>10 Yews	Standard Type	Self Owned	L 100 (třigor/ben)	tine (CS) DetSate
17. Maintenance Charges	$\zeta_{1,3} Fer Sep Fe/M$	Hanning Rooming	Vitrified Tiles		
🔗 Bailtup Area	300 Sq.Jt	CarpetArea	280 Sq.R		





Sale Instances

Property	Flat	
urce Index_no.2		Index_no.2
Area Type		Built Up
Area		335 Sq. Ft.
Rate / Sq. feet on BuiltUp area		₹ 13,731/- per Sq. Ft.
Floor		1st
/		
10/31/23_5:55 PM	freesearchigractvice.mahatashtra.gov	un/isafitaHTMLReportSuchtistamank2_RogLive.aspx
107175 31=10=2023 Nots:=Generated Through eSea Module,For original report pleas contact concern SRO office,	सूची क.2	दुष्यम निबंधक : राष्ठ दु.नि. ठाणे ३ दस्त क्रमांक : 1071/2023 नोदणी : Regn:83m
	गावाचे नाव: घ	णसोली
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4600000	
(3) बाजारभाव(भाडेपटटचाच्या) बाबतितपटटाकार आकारणी देतो व पटटेदार से नमूद कराये)	ाबतितपदटाकार आकारणी देतो की	
 (4) ध्रूमायन,पोटहिस्शा त घरक्रमांक(अशल्पास) 	सदनिका क्रमांक -102,1 व हीसिंग सोसायटी लिमिटेड,	ई मनपाइतर वर्णन :, इतर माहिती: , इतर माहिती: 11 मजला,एफ-3 बिल्डीग,घरोदा एफ टाईप को ऑप घरोंदा सेक्टर -9 घणसोली नवी मुंबईक्षेत्र-334.550 CTOR NUMBER : 9 ;))
(১) শ্বীসকল	334.550 ची.फूट	
(ठ)आकारणी किंवा जुडी देण्यात अ लेव्हा.	सेल	
(7) दस्तऐवज करुन देणा-या/लिहन तेवणाऱ्या पश्चकाराचे नाव किंवा दिव न्यायासयाता हुकुमानामा किंवा आदे जसल्यास,प्रतिवादिचे नाव व पता	गणी ब्लॉक नं - रोड नं संदनिका क्र	भर वयः=२२ पत्तास्तॉट नं- =, माळा नं- =, प्रभारतीचे नातः =, तंक -द=22:106,श्री सिद्धीविनायक को ऑप होसिंग सोसायटी वेवा , महाराष्ट्र, ठाणे पिन कोड:=400701 पेन नं:-AGZPA2504L
(अ)दस्तांपेवज करून धेणाऱ्या मक्षका व किंवा दिवाणी न्यायालयाचा हुकुम किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता	नामा रोड नं: सदनिका क्रमांक -ए-07/ नाव -9, धयसोली घरोंदा , महाराष्ट्र, ठ 21: माव-श्रीकांत सिंह वय-2	=भ्वः पत्ताः-प्लॉट नं: =, माळा नं: =, इमारतीचे नाव: =, ब्लॉक नं: =, १००, श्री सिद्धीविनायक को ऑप हीसिंग सोसायटी लिमिटेड, सेक्टर 10 - पिन कोंड ==400201 - येन नं = 55M10F4x75711 7: पत्ताः-प्लॉट नं: =, माल्या नं =, इमारतीचे नाव: =, ब्लॉक नं: =, रोड श्री सिद्धीविनायक को ऑप हीसिंग सोसायटी सिमिटेड, सेक्टर == 1 पिन कोड =400701 - पॅन नं =CMJPS50801
 (9) दस्तऐवज करुन दिल्याचा दिनांग 	and second and second and second s	
(10)दस्त नोंदणी केल्पाचा दिनांक	20/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1071/2023	
(12)वाजारभावाहमाणे मुद्रांक मुल्क	276000	
(15)बाजारमावाप्रमाणे नॉदणी शुल्क	30000	
(14)शेरा		
मुल्पांकनासाठी विचारात घेतलेला तपशील -:		
मुद्रांक शुल्क आकारताना निवशलेल	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹47,11,105.00 (Rupees Forty Seven Lakh Eleven Thousand One Hundred Five Only). The Realizable Value of the above property is ₹42,39,995.00 (Rupees Forty Two Lakh Thirty Nine Thousand Nine Hundred Ninety Five Only). The Distress Value is ₹37,68,884.00 (Rupees Thirty Seven Lakh Sixty Eight Thousand Eight Hundred Eighty Four Only).

Place : Thane Date : 02.11.2023

> For VASTUKALA CONSULTANTS (I) PVT. LTD. Sharadkumar B. Chalikwar Director Director Director

Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09 Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

The undersigned has inspected the property detailed in the Valuation Report dated

on	. We are satisfied that the fair and reasonable market value of the	property is
₹	(Rupees	
	only).	
Date		
	Signature	
	(Name & Designation of the Inspecting Offici Think.Innovate.Create	al/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



