

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) BANK OF BARODA-MULUND-EAST Shop No. 1 & 2, Vinayak Blessings, 81, V.B. Phadake Road, Gavanpada, Mulund (East), Mumbai GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,500.00
				CGST
				SGST
	Total			2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 "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"
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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

 UPI Virtual ID : VASTUKALATHANE@icici
for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice





VALUATION OPINION REPORT

This is to certify that the property bearing 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 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

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: 2023.11.02 17:52:05 +05'30'

Auth. Sign.



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



www.vastukala.org

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Valuation Report of 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



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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

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**Sharadkumar
B. Chalikwar
Director**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
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Sharadkumar Chalikwar

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

Regd. Office : B1-001, U/B Floor, Boomerang,
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Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

a)	Plot No. / Survey No.	:	
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 were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
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, 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.
8	City / Town	:	City - Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rura	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Ghansoli City Industrial Development Corporation 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	:	No
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 consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°6'59.0"N 72°59'57.7"E	
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 sale)	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 335.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Ghansoli, City Industrial Development Corporation of Maharashtra	
	Door No., Street or Road (Pin Code)	:	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	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2006 (As per Possession Receipt)	
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	

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		
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
V	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)	:	₹ 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		
a	Depreciated building rate		
	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	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,863/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 14,063/- per Sq. Ft.
	Remarks	:	

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			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
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 2,500.00)			8,37,500.00
	Guideline value of the property (335.00 X 7,268.00)			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.

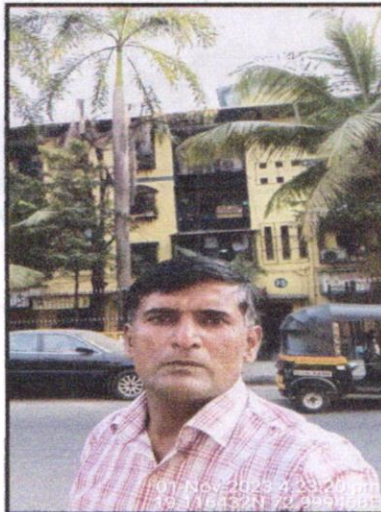
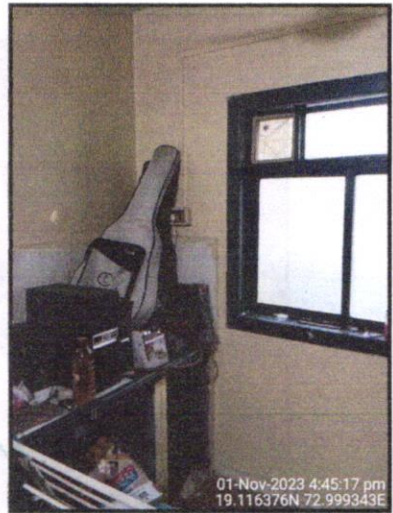
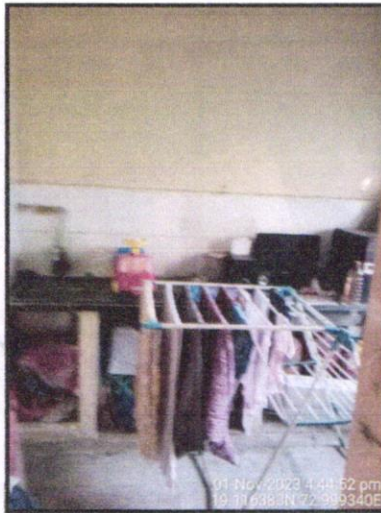
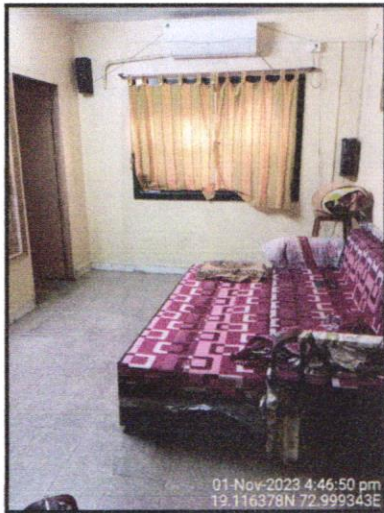
Method of Valuation / Approach

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.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 10,000/- (Expected rented income per month)
Any likely income it may generate	Rental Income

Think.Innovate.Create

Actual Site Photographs



१. चॅरोडय पुफ टाईप को.ऑप ही सोयवटी
 २. चॅरोडय पुफ टाईप को.ऑप ही सोयवटी
 ३. चॅरोडय पुफ टाईप को.ऑप ही सोयवटी

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).

Price Indicator

Property	Flat
Source	https://www.99acres.com/
Area Type	Built Up
Area	380 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 15,789/- per Sq. Ft.
Floor	1st

The screenshot displays a property listing on the 99acres website. The main heading is '₹60 Lac @ 15,789 per sq.ft. 1RK 1Bath'. Below this, it states 'Studio Apartment for Sale' and 'CIDCO Gharonda, Sector 9 Gharonda, Navi Mumbai, Mumbai'. A 'RERA STATUS' badge indicates 'NOT AVAILABLE' with a link to the Maharashtra government website. The page has tabs for 'Overview', 'Society', 'Dealer Details', 'Explore Locality', 'Recommendations', and 'Articles'. A central image shows the interior of the apartment with purple sofas. To the right of the image, there are several key details: 'Area: Built Up area: 380 sq.ft.', 'Price: ₹ 60 Lac @ 15,789 per sq.ft. (Negotiable)', 'Floor Number: 1st of 3 Floors', 'Property Age: 10+ Year Old', 'Configurations: 1 Room, 1 Bathroom, No Balcony', and 'Address: CIDCO Gharonda, Sector 9 Gharonda, Navi Mumbai'. At the bottom, there is a 'Places nearby' section for 'Sector 9 Gharonda, Navi Mumbai, Mumbai' with a 'View All (32)' link.

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

NOBROKER

1 RK Flat in Shree Siddhivinayak For Sale In Ghansoli

₹ 45 Lacs
Negotiable

₹ 25,791/Month
EMI (Est.)

280
Sq Ft

Home - Flats for Sale in Mumbai - Flats for Sale in Ghansoli - 1 RK Flat for Sale in Ghansoli - Property Details

Photos Location

1 Bedroom
1 Bathroom
NA
Car

Oct 17, 2023
Immediately
Shree Siddhivinayak
None

Get Owner Details

Price trends by NE Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building: 133 Years

Maintenance Charges: ₹ 1.1 Per Sq. Ft/M

Builtup Area: 280 Sq. Ft

Ownership Type: Self Owned

Flooring: NA

Carpet Area: 260 Sq. Ft

Activity On This Property

43 Views

Similar Properties

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	280 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 14,881/-
Floor	-

NOBROKER

1 RK Flat In Cidco Gharonda For Sale In Ghansoli
Sector 9

₹ 50 Lacs Negotiable

₹ 28,857/Month Estimated EMI

300 Sq. Ft.

1 Bedroom

1 Bathroom

RA

Car

Aug 1, 2023

Immediately

Cidco Gharonda

None

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

165 Views 0 Shortlist

Similar Properties

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
BuiltUp Area	300 Sq.Ft	Carpet Area	280 Sq.Ft

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Built Up
Area	335 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 13,731/- per Sq. Ft.
Floor	1st

गावाचे नाव : घणसोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोजकदला	4600000
(3) बाजारभावात, भाविपट्टाचा व बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	3006403
(4) मूल्यांकन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्रमांक -102,1 ला मजला, एफ-3 बिल्डींग, घरोदा एक टाईप को ऑफ होसिंग सोसायटी लिमिटेड, घरोदा सेक्टर -9 घणसोली नवी मुंबई ... क्षेत्र-334.550 चौरस फूट बिल्टअप (SECTOR NUMBER : 9 ;)
(5) क्षेत्रफळ	334.550 चौ.फूट
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या विवाच देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादितेचे नाव व पत्ता	1): नाव -सतीश नारायण आहिरकर - वय-39 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - सदनिका क्रमांक -22/106, श्री सिटीविनायक को ऑफ होसिंग सोसायटी लिमिटेड, सेक्टर -9, घणसोली घरोदा , महाराष्ट्र, ठाणे. पिन कोड:-400701 पिन नं.-AGZPA2504L
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादितेचे नाव व पत्ता	1): नाव -शिमला कुमारी - वय-34; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - सदनिका क्रमांक -22/07/306, श्री सिटीविनायक को ऑफ होसिंग सोसायटी लिमिटेड, सेक्टर -9, घणसोली घरोदा , महाराष्ट्र, ठाणे. पिन कोड:-400701 पिन नं.-DMLEPK475711 2): नाव -श्रीकांत सिंह - वय-37; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - सदनिका क्रमांक -22/07/306, श्री सिटीविनायक को ऑफ होसिंग सोसायटी लिमिटेड, सेक्टर -9, घणसोली घरोदा , महाराष्ट्र, ठाणे. पिन कोड:-400701 पिन नं.-CMJPS5086D
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1071/2023
(12) बाजारमताप्रमाणे मुद्रांक शुल्क	276000
(13) बाजारमताप्रमाणे नोंदणी शुल्क	30000
(14) सीरा	
मुद्रांकनासाठी विद्यारत घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुक्रम :-	(1) 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

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: 2023.11.02 17:52:26 +05'30'

Auth. Sign.

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 Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure-IV)

Attached

Model code of conduct for valuer - (Annexure V)

Attached