

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. PG-3342/23-24	Dated 16-Nov-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 004907/2303483	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only


HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 004907/2303483 Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar - Residential Flat No. 2601, 26th Floor, "Building No. C3 – My City", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivali (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – 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. : **091605002726**
 Branch & IFS Code: **INDORE RATLAM KOTHI & ICIC0000916**



UPI Virtual ID : VASTUKALAINDORE@icici

for Vastukala Consultants (I) Pvt Ltd
 Pooja Dagare
Digitaly signed by Pooja Dagare
 On 2023-11-16 16:02:00
 Email: accounts@vastukala.org
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar**

Residential Flat No. 2601, 26th Floor, "**Building No. C3 – My City**", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivli (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'10.9"N 73°04'31.4"E

Valuation Done for:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane, PIN Code - 400605, 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, 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 Prepared For: Cosmos Bank-Dombivli (East) Branch/ Mr. Madhav Rajaram Kashelkar (4907/2303483) Page 2 of 17

Vastu/Thane/11/2023/4907/2303483
16/10-179 -PSRJ
Date: 16.11.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2601, 26th Floor, "Building No. C3 – My City", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivli (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – India belongs to **Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar.**

Boundaries of the property.

North : Building No. C2
South : Building No. C4
East : My City Road
West : My City Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 57,97,000.00 (Rupees Fifty-Seven Lakh Ninety-Seven 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20-9E22B66E6A2F35d03a0cF39a26869913490cE3d33d4133
3115279b17a18805652_p000aC0p0=+00289, st=Maharashtra,
serialNumber=+112505664d2c2849a2a55ab01e1c5e2311311d2d3
394a282e79a327a6293bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.16 15:52:40 +05'30'

Auth. Sign.



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



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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 Residential Flat No. 2601, 26th Floor, "**Building No. C3 – My City**", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivali (East), Taluka & District – Thane, PIN Code - 400 612, 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 16.11.2023 for Banking Purpose
2	Date of inspection	09.11.2023
3	Name of the owner/ owners	Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar
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	Address: Residential Flat No. 2601, 26 th Floor, " Building No. C3 – My City ", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivali (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – India. Contact Person: Mrs. Manjiri M. Kashelkar (Owner) Contact No. 9920951531
6	Location, street , ward no	Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivali (East), Taluka & District – Thane
7	Survey/ Plot no. of land	Survey No. 35 & 36 of Village - Betavade
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 500.00 Balcony Area in Sq. Ft. = 46.00 Total Carpet Area in Sq. Ft. = 546.00

		(Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 527.00 (Area as per Agreement for sale) Built up Area in Sq. Ft. = 632.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Divya Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivli (East), Taluka & 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
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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	NA
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not

		available
26	RENTS	
	(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	₹ 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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records



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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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 16.11.2023 for Residential Flat No. 2601, 26th Floor, "**Building No. C3 – My City**", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivali (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – India belongs to **Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.05.2016 (14 Pages from Documents) Between Horizon Projects Private Limited (Owners) and Mr. Madhav Rajaram Kashelkar & Mrs. Manjiri Madhav Kashelkar (Purchasers).
2	Copy of Occupancy Certificate No. S10 / 0011 / 12 / TMC / TDD / OCC / 0824 / 20 dated 09.03.2020 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 35 & 36 of Village - Betavade, Dombivali (East), Taluka & District – Thane. The property falls in Residential Zone. It is at travelling distance of 6.4 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Ground + 2 Podium + 1st + 27th Upper Floor. 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. 26th Floor is having 4 Residential Flats. The building is having 3 lifts. The building's external condition is good.

Residential Flat:

The residential flat under reference is situated on the 26th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Dry Balcony (i.e., 2 BHK + 2 Toilets). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 16th November 2023

The Carpet Area of the Residential Flat	:	527.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per Occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	3 Years
Cost of Construction	:	632.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,80,000.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,970.00 per Sq. M. i.e. ₹ 5,107.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
Value of property as on 16.11.2023	:	₹ 527.00 Sq. Ft. X ₹ 11,000.00 = ₹ 57,97,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 57,97,000.00
The Realizable value of the property	:	₹ 52,17,300.00
Distress value of the property	:	₹ 46,37,600.00
Insurable value of the property (632.00 Sq. Ft. X ₹ 2,500.00)	:	₹ 15,80,000.00
Insurable value of the property (632.00 Sq. Ft. X ₹ 5,107.00)	:	₹ 32,27,624.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 2601, 26th Floor, "Building No. C3 – My City", Runwal My City Tower C-3 (Sirius) Co-op. Hsg. Soc. Ltd., Diva Manpada Road, Off Kalyan Shill Road, Village Betavade, Dombivli (East), Taluka & District – Thane, PIN Code - 400 612, State – Maharashtra, Country – India for this particular purpose at ₹ 57,97,000.00 (Rupees Fifty-Seven Lakh Ninety-Seven Thousand Only) as on 16th November 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 **16th November 2023 is ₹ 57,97,000.00 (Rupees Fifty Seven Lakh Ninety Seven 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 2 Podium + 1 st + 27 th Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 26 th Floor
3.	Year of construction	2020 (As per Occupancy Certificate)
4.	Estimated future life	57 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 shutter with safety door & Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
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 plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	3 Lifts, along with 1 Covered Car Parking
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



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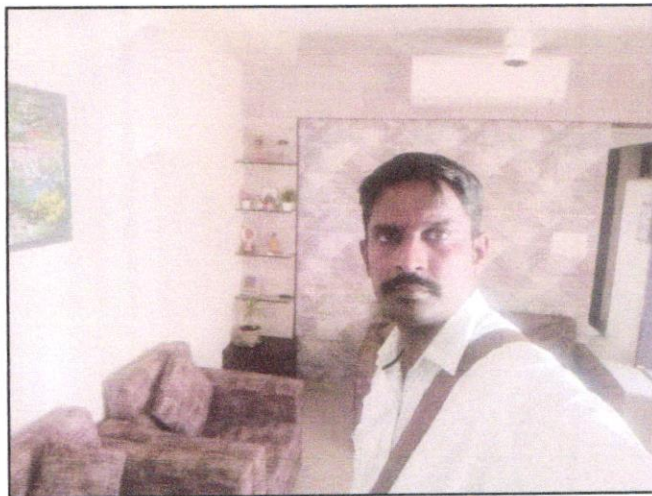
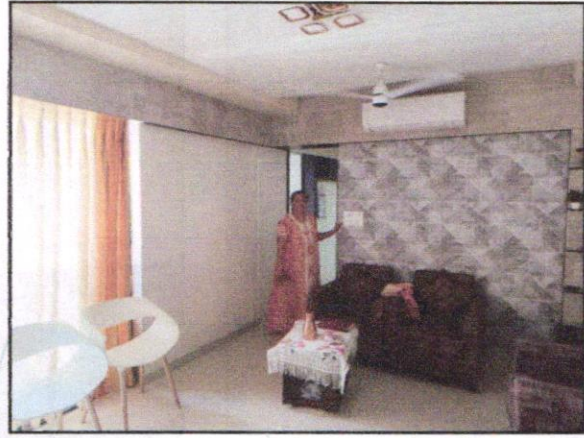
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Actual site photographs



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Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°11'10.9"N 73°04'31.4"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 6.4 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

Select District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Betwade (Thane Maha)

Search By: Survey No. Location

Enter Survey No: 35 Search

उपविभाग	खुली जमीन	निवासी मरनिका	शहरीय दुकाने	औद्योगिक एकक (Rs.)	Attribute
33/120-21(अ) केवळके गावठाण वसतुन उर्जेरीन सिळकरी	8200	47900	45600/54600	45600	बो मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	47,800.00			
Increase by 15% on Flat Located on 26 th Floor	7,170.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	54,970.00	Sq. Mtr.	5,107.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-	-	-	-

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	Ceased 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

Sale Instances

179473	सूची क्र. २	दुय्यम निवधक दु.नि. टाणे 1
06-11-2023		दस्तऐवज क्रमांक.:1794/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : बेतवडे		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	4975000	
(3)वाजारभाव (भाडेपट्ट्याच्या वावरीलपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3184937.9	
(4)भूमापन ,पोटहिस्सा व परकमाक (असल्यास)	1) इतर माहिती :सदनिका नं : 1103,11 वा मजला,माय सिटी बेतवडे,रुणवाल मायसिटी टोवर सी-2 कॉसमॉस को ओप ही सो ली,कल्याण शिळ रोड,बेतवडे,टाणे..... सर्वे नं. 35,36,39,77 क्षेत्र 48.95 चौ.मीटर कारपेट व 1 कवर्ड कार पार्किंग नं पी 1-140 सह टाणे म.न.पा.	
(5)क्षेत्रफळ	1) 48.95 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेले तक्के		
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मिलिंद मनोहर जंजिरकर 48 फ्लॉट नं : - माळा नं : - इमारतीचे नाव : वैभव 4ए देवेंद्र सोसायटी ब्लॉक नं : पेंडसे नगर रोड नं : व्ही पी रोड डोंबिवली महाराष्ट्र टाणे. 421201 2) अनूया मिलिंद जंजिरकर 44 फ्लॉट नं : - माळा नं : - इमारतीचे नाव : वैभव 4ए देवेंद्र सोसायटी ब्लॉक नं : पेंडसे नगर रोड नं : व्ही पी रोड डोंबिवली महाराष्ट्र टाणे. 421201	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सचिन मोहनलाल लिंबाणी 33 फ्लॉट नं : फ्लॉट नं.1104 माळा नं : टोवर सी 2 इमारतीचे नाव : कॉसमॉस रुनवाल मायसिटी फेस 1 ब्लॉक नं : दिवा मानपाडा मार्ग रोड नं : बेतवडे टाणे महाराष्ट्र टाणे. 400612 2) विकास मोहनलाल लिंबाणी 35 फ्लॉट नं : फ्लॉट नं.1104 माळा नं : टोवर सी 2 इमारतीचे नाव : कॉसमॉस रुनवाल मायसिटी फेस 1 ब्लॉक नं : दिवा मानपाडा मार्ग रोड नं : बेतवडे टाणे महाराष्ट्र टाणे. 400612	
(9)दस्तऐवज करून दिल्याचा दिनांक	17/03/2023	
(10)दस्तऐवज नोंदणी केल्याचा दिनांक	17/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1794/2023	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	348250	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारलेले तपशील :-		



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th November 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 knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 57,97,000.00 (Rupees Fifty Seven Lakh Ninety Seven Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20-9822b6c4fad35dc03a0c39c26889913490c73c33d411333
115279b17a16b5652, postalCode=400069, st=Maharashtra,
serialNumber=41265656sublco#996b3a55ublc3c1eb31131bd0e
394e2923c29a3279a2254c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.16 15:53:11 +05'30'

Avinal

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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