

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dinesh Ramchandra Sanap & Mrs. Savita Dinesh Sanap**

Residential Flat No. 1503, 15th Floor, Wing – B, "Grandness", Shiv Vallabh Cross Road, Ashok Van,
Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'34.3"N 72°52'06.0"E

Valuation Prepared for:

Cosmos Bank



Dahisar (East) Branch

Shop No. 1/2, Gloris Apartment, Harishankar Joshi Road, Dahisar (East), Mumbai – 400 068,
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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 1503, 15th Floor, Wing – B, "Grandness", Shiv Vallabh Cross Road, Ashok Van, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mr. Dinesh Ramchandra Sanap & Mrs. Savita Dinesh Sanap**.

Boundaries of the property.

North	:	Slum Area
South	:	Internal Road
East	:	SRA Tower
West	:	Maruti Nagar Complex

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 **₹ 85,77,500.00 (Rupees Eighty Five Lakh Seventy Seven Thousand Five 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: 2023.11.08 17:28:29 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



Our Pan India Presence at :

- | | | | |
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| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office : B1-001, U/B Floor, Boomerang,
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Valuation Report of Residential Flat No. 1503, 15th Floor, Wing – B, "Grandness", Shiv Vallabh Cross Road, Ashok Van, Dahisar (East), Mumbai – 400 068, 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 08.11.2023 for Bank Loan Purpose
2	Date of inspection	07.11.2023
3	Name of the owner/ owners	Mr. Dinesh Ramchandra Sanap & Mrs. Savita Dinesh Sanap
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. 1503, 15 th Floor, Wing – B, "Grandness", Shiv Vallabh Cross Road, Ashok Van, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India. Contact Person: Mr. Sunil Biradar (Contact Person) Contact No. 7400446759
6	Location, street, ward no	Shiv Vallabh Cross Road, Opp. Maruti Mall, Ashok Van, Dahisar (East), Mumbai
	Survey/ Plot no. of land	CTS No. 2408P & 2482P of Village – Dahisar
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. = 335.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 365.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 402.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Shiv Vallabh Cross Road, Ashok Van, Dahisar

	abutting	(East), Mumbai – 400 068.
14	If freehold or leasehold land	Free hold
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	N.A.
	IMPROVEMENTS	
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?	Vacant
	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 SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(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	₹ 18,000.00 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?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	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
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 – 2023 (As per part 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Branch to assess fair market value as on 08.11.2023 for Residential Flat No. 1503, 15th Floor, Wing – B, "**Grandness**", Shiv Vallabh Cross Road, Ashok Van, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mr. Dinesh Ramchandra Sanap & Mrs. Savita Dinesh Sanap.**

We are in receipt of the following documents:

1	Copy of Agreement dated 31.03.2021 Between M/s. Om Saath Realities LLP (the Promoters) and Mr. Dinesh Ramchandra Sanap & Mrs. Savita Dinesh Sanap (the Alottee's)
2	Copy of Part Occupancy Certificate No. RN / PVT / 0075 / 20120222 / AP / S2 dated 25.09.2023 issued by Slum Rehabilitation Authority.
3	Copy of Commencement Certificate No. RN / PVT / 0075 / 20120222 / AP / S2 dated 19.05.2023 issued by Slum Rehabilitation Authority.
4	Copy of Approved Plan No. RN / PVT / 0075 / 20120222 / AP / S2 dated 17.09.2019 issued by Slum Rehabilitation Authority.
5	Copy of RERA Certificate No. P51800014703 dated 22.12.2022.

LOCATION:

The said building is located at CTS No. 2408P & 2482P of Village – Dahisar, Mumbai. The property falls in Residential Zone. It is at a travelling distance 1.7 Km. from Dahisar railway station.

BUILDING:

The building under reference is having Stilt + 22 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 building is used for residential purpose. 15th Floor is having 5 Residential Flat. The building is having 3 Lift.

Residential Flat:

The residential flat under reference is situated on the 15th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, POP finished etc.

Valuation as on 08th November 2023

The Carpet Area of the Residential Flat	:	365.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Construction
Cost of Construction	:	402.00 X 2,700.00 = ₹ 10,85,400.00
Depreciation {(100-10) X 00 / 60}	:	N.A., as the property is New Construction.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,50,425.00 per Sq. M. i.e., ₹ 13,975.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property is New Construction.
Prevailing market rate	:	₹ 23,500.00 per Sq. Ft.
Value of property as on 08.11.2023	:	365.00 Sq. Ft. X ₹ 23,500.00 = ₹ 85,77,500.00

(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)

Depreciated fair value of the property as on 08.11.2023	:	₹ 85,77,500.00
Total Value of the property	:	₹ 85,77,500.00
The realizable value of the property	:	₹ 77,19,750.00
Distress value of the property	:	₹ 68,62,000.00
Insurable value of the property (402.00 X 2,700.00)	:	₹ 10,85,400.00
Guideline value of the property (402.00 X 13,975.00)	:	₹ 56,17,950.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1503, 15th Floor, Wing – B, "Grandness", Shiv Vallabh Cross Road, Ashok Van, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 85,77,500.00 (Rupees Eighty Five Lakh Seventy Seven Thousand Five Hundred Only)** as on **08th November 2023**.

NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **08th November 2023 is ₹ 85,77,500.00 (Rupees Eighty Five Lakh Seventy Seven Thousand Five 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:

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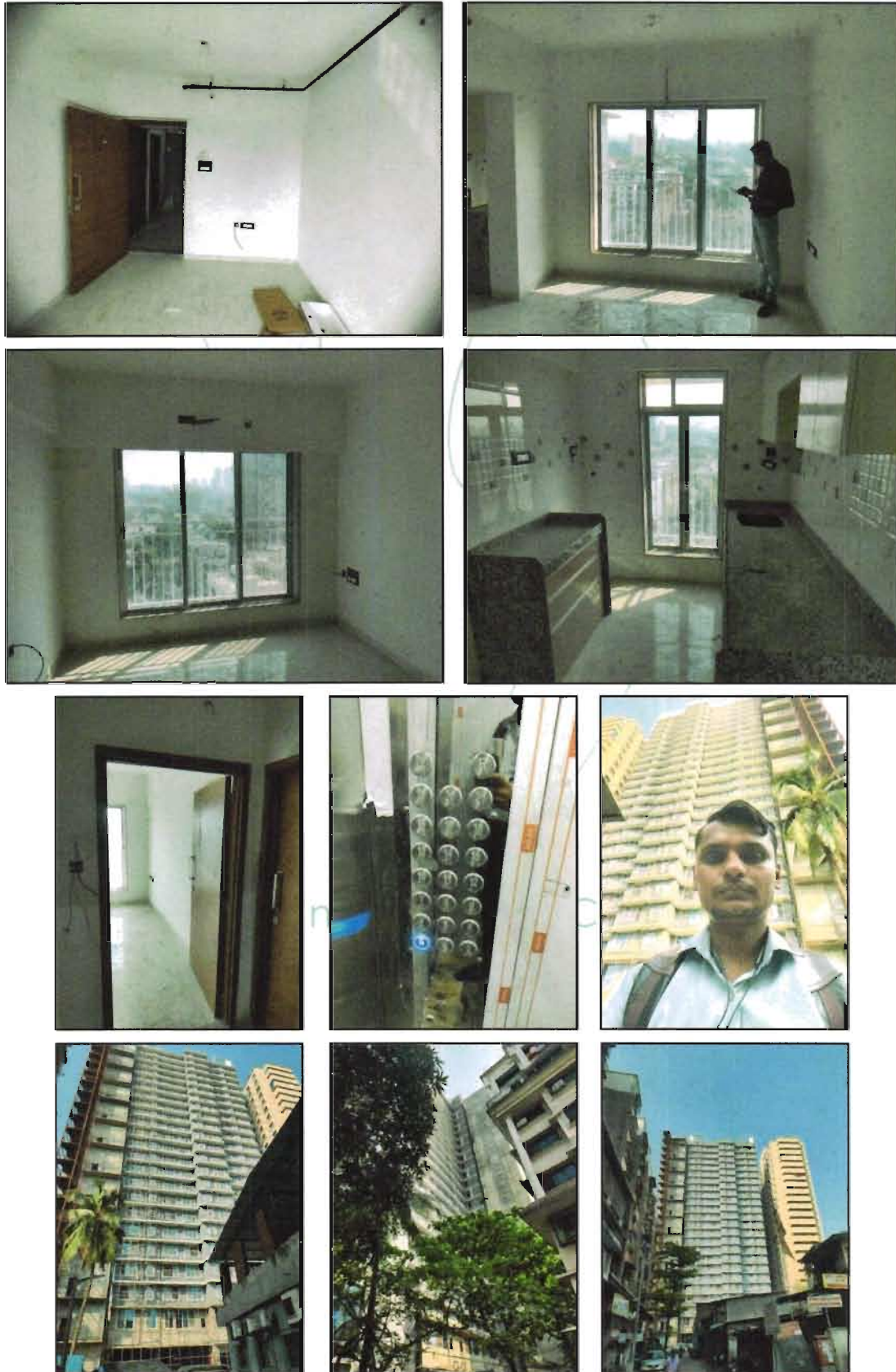
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ANNEXURE TO FORM 0-1

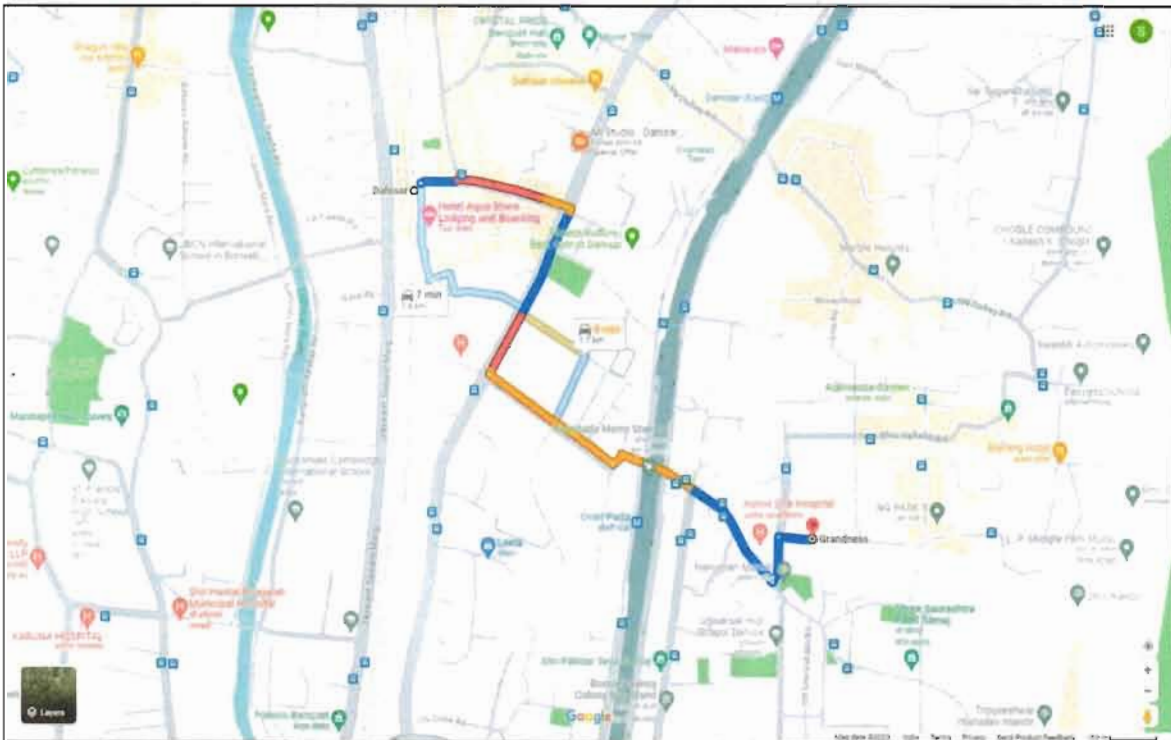
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 22 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 15 th Floor
3.	Year of construction	2023 (As per part occupancy certificate)
4.	Estimated future life	60 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 Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	3 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	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'34.3"N 72°52'06.0"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 1.7 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: 18 m. Road to the North; National Park to the East; Shiv Vailabh Marg to the South; Express Highway to the West.					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/415	57110	136750	157260	181300	136750
C. T. S. No. 11588Part. 2330/A. 2330/BPT. 2330A/1/1. 2331A. 2331B. 2332. 2397. 2398. 2399. 2400. 2400A. 2400A/1. 2400A/2. 2400A/3. 2400A/4. 2400B. 2400B/1. 2400B/2. 2400B/3. 2400B/4. 2400B/5. 2400B/6. 2400B/7. 2400B/8. 2400B/9. 2400B/10. 2400B/A. 2400B/D. 2400B/E. 2400C. 2400C/1. 2400C/2. 2400C/3. 2400C/4. 2400C/B. 2400C/C. 2400C/D. 2400D. 2400D/1. 2400D/2. 2400D/3. 2400D/4. 2400D/A. 2400D/B. 2400E. 2400E/5/1. 2400E/5/2. 2400E/5/3. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2417A. 2417B. 2417C. 2417D. 2417E. 2418. 2419. 2420. 2421. 2422. 2422A. 2422A/2. 2422A/3. 2422A/4. 2422A/5. 2422B. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448PPT. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459.						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,36,750.00			
Increase by 10% on Flat Located on 15 th Floor	13,675.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,50,425.00	Sq. Mtr.	13,975.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 00%] (Age of the Building – 00 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

₹87.0 Lac EMI: ₹3.32k | [How much loan can I get?](#) | [Viewed on site](#)

1 BHK 584 Sq. Ft Flat For Sale **Ashok Van, Mumbai**

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 365 sqft • ₹23,836/sqft

Floor: 10 (Out of 22 Floors)

Additional Rooms: 1 Store Room

Developer: Om Saath Realities LLP

Transaction Type: New Property

Facing: West

Project: Grandness

Status: Ready to Move

Lifts: 2

Newly Constructed Property HOT Get a free 10-gram Gold Coin on spot booking.

Contact Agent
Get Phone No.

Contact Agent

Amar Jaiswal +91-2300000000

Get Phone No.

More Details

Price Breakup ₹87 Lac | ₹4,35,000 Approx. Registration Charges | ₹3,500 Monthly

Booking Amount ₹1.0 Lac

RERA ID P51800014703

Address Dahisar East, Mumbai, Ashok Van, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

₹1.10 Cr EMI: ₹50k | [Can I afford it?](#)

1 BHK 651 Sq. Ft Flat For Sale **Dahisar East, Mumbai**

1 Bed | 2 Baths | Semi-Furnished

Carpet Area: 434 sqft • ₹25,346/sqft

Floor: 14 (Out of 21 Floors)

Facing: East

Developer: Om Saath Realities LLP

Transaction Type: Resale

Lifts: 3

Project: Grandness

Status: Ready to Move

Furnished Status: Semi-Furnished

Newly Constructed Property HOT Get a free 10-gram Gold Coin on spot booking.

Contact Agent
Get Phone No.

Contact Agent

Deepak Gandhi +91-2300000000

Get Phone No.

More Details

Price Breakup ₹1.1 Cr | ₹5,50,000 Approx. Registration Charges

Booking Amount ₹1.0 Lac

Address Dahisar East Ashok Van, Dahisar East, Mumbai - Western Mumbai, Maharashtra

Landmarks Dahisar East Ashok Van

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 1 BHK, 700 Sq-ft flat for sale in Ashok Van, Mumbai. The price is ₹85.0 Lac. The listing includes details such as carpet area (363 sqft), floor (9 out of 22), and developer (Om Saath Realities LLP). It also features a 'More Details' section with price breakup, booking amount, RERA ID, and address.

Property Details	Value / Information
Price	₹85.0 Lac
Carpet Area	363 sqft
Floor	9 (Out of 22 Floors)
Transaction Type	New Property
Status	Ready to Move
Price Breakup	₹85 Lac ₹3,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	p51800014703
Address	Dahisar East, Mumbai, Ashok Van, Mumbai - Western Mumbai, Maharashtra

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Sales Instance

15259516	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 8
07-11-2023		दस्त क्रमांक 15259/2023
Note -Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी: Regn 63m
गावाचे नाव : दहिसर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	12830600	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8503525.25	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1801.ए विंग, माळा नं: 18. इमारतीचे नाव: ग्रांडनेस, ब्लॉक नं: दहिसर पूर्व, मुंबई-400 068, रोड : अशोक वन, इतर माहिती: 553 चौ. फूट रेरा कारपेट ((C.T.S. Number : 2408pt.2482pt :))	
(5) क्षेत्रफळ	56.53 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 - मेसर्स ओम साथ रियल्टीस एल एल पी चे भागीदार श्री परेश ठक्कर तर्फे कबुलीजवाब करिता मुखत्यार घनश्याम डी ठक्कर वय -42 पत्ता -प्लॉट नं ऑफिस नं 504, माळा नं 5, इमारतीचे नाव: विनी एलिगन्स, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: एल टी रोड, महाराष्ट्र, MUMBAI. पिन कोड -400092 पॅन नं -AAFFO2561H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -सारेग चंद्रकांत नाडकर्णी वय:-46, पत्ता -प्लॉट नं: 104, माळा नं - , इमारतीचे नाव दत्तात्रेय अपार्टमेंट , ब्लॉक नं: दहिसर पूर्व, मुंबई , रोड नं: वामन राव सावंत रोड , महाराष्ट्र, मुंबई. पिन कोड -400068 पॅन नं -AHEPN3857H 2) नाव -सौम्या सारेग नाडकर्णी वय:-45, पत्ता -प्लॉट नं: 104, माळा नं - , इमारतीचे नाव दत्तात्रेय अपार्टमेंट , ब्लॉक नं बोरीवली पूर्व, मुंबई , रोड नं: वामन राव सावंत रोड , महाराष्ट्र, मुंबई पिन कोड -400068 पॅन नं -AIXPN1601P	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	15259/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	770000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th 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 ₹ 85,77,500.00 (Rupees Eighty Five Lakh Seventy Seven Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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: 2023.11.08 17:28:46 +05'30'

Auth. Sign.

Think.Innovate.Create