

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Jitendra Shyamlal Prajapati & Mrs. Sushila Jitendra Prajapati**

Residential Flat No. 101, 1st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd.,
Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'23.4"N 72°58'30.4"E

Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/Mumbai/11/2023/5048/2303577
21/20-273-SBSH
Date: 21.11.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd., Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India belongs to **Shri. Jitendra Shyamlal Prajapati & Mrs. Sushila Jitendra Prajapati.**

Boundaries of the property.

North : Chhatrapati Sambhaji Road
South : Internal Road & Gao
East : Building No. A-5
West : Building No. A-3

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 **₹ 34,27,875.00 (Rupees Thirty Four Lakh Twenty Seven Thousand Eight Hundred Seventy 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 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=admins,
2.5.4.20=9822b6e4ad35dc31e0cf39e26865913490c5553641333
115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=11a56a56ba28cc89d66b2a55a8fca3c1e131111d2e
394e28f2579a3270a2506f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.21 12:55:10 +05'30'

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

Encl: Valuation report



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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. 101, 1st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd., Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602,

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 21.11.2023 for Bank Loan Purpose
2	Date of inspection	17.11.2023
3	Name of the owner/ owners	Shri. Jitendra Shyamlal Prajapati & Mrs. Sushila Jitendra Prajapati
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. 101, 1 st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd., Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India. Contact Person: Shri. Jitendra Shyamlal Prajapati (Owner)
6	Location, street, ward no	Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West)
7	Survey/ Plot no. of land	City Survey No. 32(P), Tikka No. 16, City Survey No. 43(P), Tikka No. 2, 3 of Village – Chendani
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. = 230.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 270.00

		(Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602.
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?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC 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	₹ 7,000.00 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 – 2006 (As per occupancy certificate)
42		What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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, Fort Branch to assess fair market value as on 21.11.2023 for Residential Flat No. 101, 1st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd., Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India belongs to **Shri. Jitendra Shyamlal Prajapati & Mrs. Sushila Jitendra Prajapati.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 08.11.2023 Between Shri. Saeed Noormohammad Shaikh, Shri. Javed Noormohammad Shaikh, Sabana Shaheed Shaikh & Raksana Jamir Shaikh (the Seller) and Shri. Jitendra Shyamlal Prajapati & Mrs. Sushila Jitendra Prajapati (the Purchaser).
2	Copy of Commencement Certificate V. P. No. 2001 / 18 / TMC / TDD / 346 dated 23.05.2001 issued by Thane Municipal Corporation, Thane.
3	Copy of Occupancy Certificate V. P. No. 2001 / 18 / TMC / TDD / 632 dated 21.09.2006 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at City Survey No. 32(P), Tikka No. 16, City Survey No. 43(P), Tikka No. 2, 3 of Village – Chendani, Thane (West). The property falls in Residential Zone. It is at a walkable distance 700 Mt. from Thane railway station.

BUILDING:

The building under reference is having Ground + 8 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. 1st Floor is having 5 Residential Flats. The building having 1 Lift. The building external condition is normal.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + WC & Bath + Passage (i.e., 1RK with WC & Bath). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Casing Capping electrification & Open plumbing etc.



Valuation as on 21st November 2023

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Years
Cost of Construction	:	270.00 X 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100-10) \times 17 / 60\}$:	25.50%
Amount of depreciation	:	₹ 1,72,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,300.00 per Sq. M. i.e., ₹ 13,870.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,34,799.00 per Sq. M. i.e., ₹ 12,523.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 21.11.2023	:	225.00 Sq. Ft. X ₹ 16,000.00 = ₹ 36,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 21.11.2023	:	₹ 36,00,000.00 - ₹ 1,72,125.00 = ₹ 34,27,875.00
Total Value of the property	:	₹ 34,27,875.00
The Realizable value of the property	:	₹ 30,85,088.00
Distress value of the property	:	₹ 27,42,300.00
Insurable value of the property (270.00 X 2,500.00)	:	₹ 6,75,000.00
Guideline value of the property (270.00 X 12,523.00)	:	₹ 33,81,210.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Building No. A-4, "Durva", Anandban Co-op. Hsg. Soc. Ltd., Near Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India for this particular purpose at **₹ 34,27,875.00 (Rupees Thirty Four Lakh Twenty Seven Thousand Eight Hundred Seventy Five Only)** as on **21st 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 **21st November 2023 is ₹ 34,27,875.00 (Rupees Thirty Four Lakh Twenty Seven Thousand Eight Hundred Seventy Five 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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Manoj B. Chalikwar



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2006 (As per occupancy certificate)
4.	Estimated future life	43 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, Aluminum sliding windows
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	1 Lift
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

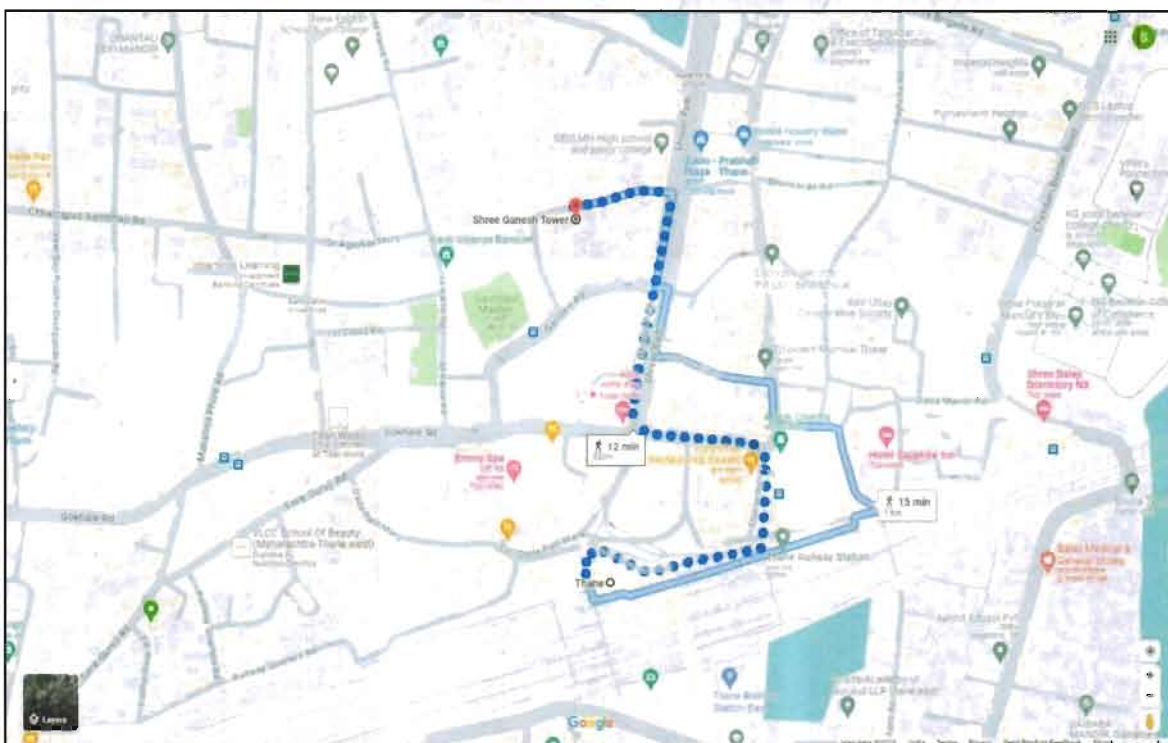
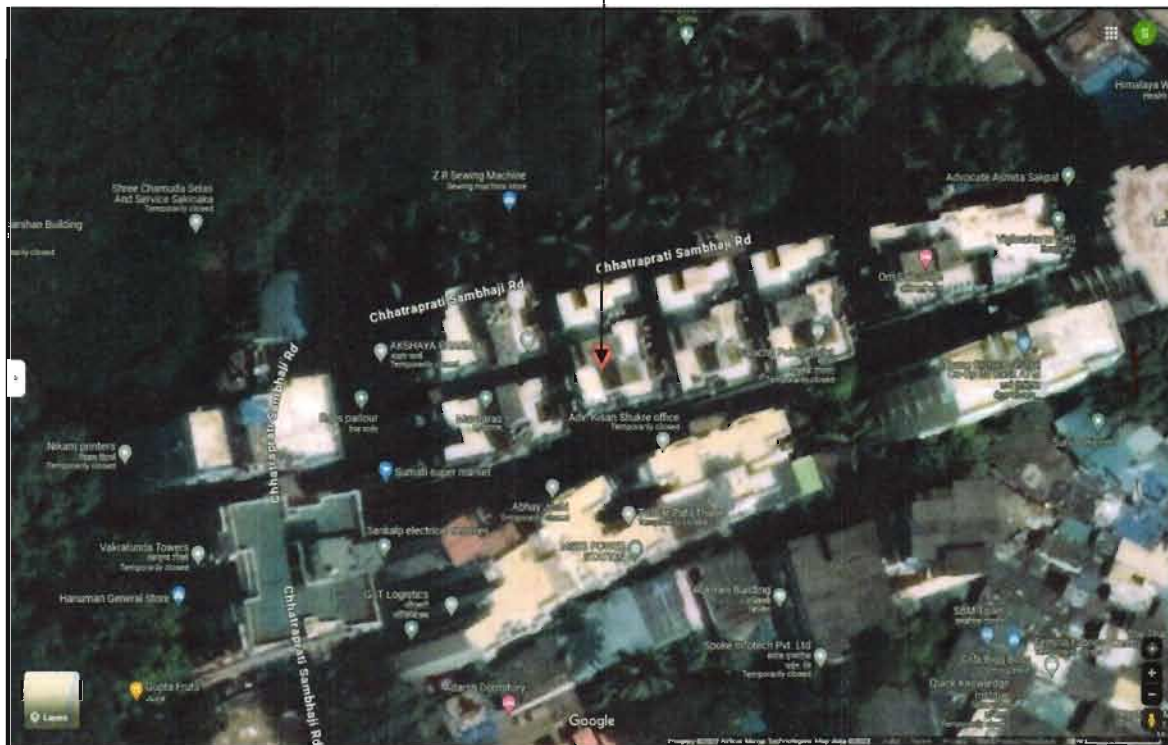


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'23.4"N 72°58'30.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 850 Mtr.)



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Ready Reckoner Rate

DIVISION / VILLAGE : CHENDANI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class 'B' Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	BB-1) All the road facing properties on Gokhale Road and Shivaji Road towards North of Railway lines in Chendani village. Tika No. 17					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
1	1/2/D	64000	149300	171500	303500	171500
Tika No.17, C.T.S.No. 17/13A, 17/14, 17/15A, 17/16A, 17/17A, 17/17B, 17/18, 17/18B, 2, 29/19, 29/20, 29/21, 29/22, 29/23, 29/24, 29/25, 29/26, 29/27, 29/28, 29/29, 29/30, 29/31						
<input type="button" value="Compare With Previous Year"/> ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,49,300.00			
No Increase at Flat Located on 1 st Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,49,300.00	Sq. Mt.	13,870.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,000.00			
The difference between land rate and building rate (A – B = C)	85,300.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,34,799.00	Sq. Mt.	12,523.00	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

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dhoobi Ali > 1 BHK Flats for Sale in Dhoobi Ali > 500 sqft

₹ 65.0 Lac EMI: ₹ 29k [Get one approved loan](#)

1 BHK 600 Sq-ft Flat For Sale in **Dhoobi Ali, Thane**



1 Bed 1 Bath Unfurnished

Carpet Area: **450 sqft**
₹ 14,444/sqft

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Floor: **1 (Out of 7 Floors)**

Facing: **East**

Type Of Ownership: **Freehold**

Transaction Type: **Resale**

Lift: **1**

Age Of Construction: **Above 20 years**

East Facing Property

Contact Agent
Get Phone No.

Posted on: Nov 18, 23 Property ID: 69447313

Contact Agent
Nikesh -91-9600000000

Get Phone No.

More Details

Price Breakup: ₹ 65 Lac | ₹ 1,100 Monthly

Booking Amount: ₹ 5.0 Lac

Address: 123, Dhoobi Ali, Thane - Central Thane, Maharashtra

Landmarks: Thane station , market, jain madir , school.


magicbricks
Buy Rent Sell Home Loans
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Home > Property for Sale in Thane > Flats for Sale in Thane > 300 sqft

Get full support from Relationship Manager MB Prime
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Live Video Call
Join Prime 50% OFF

₹ 59.9 Lac **₹ 47 Lac** EMI: ₹ 23k [How much loan can I get?](#) Special Price by Owner

For Sale in **Tembhi Naka, Thane**



1 Bath 1 Balcony Semi-Furnished

Carpet Area: **250 sqft**
₹ 20,000/sqft

Status: **Ready to Move**

Type Of Ownership: **Freehold**

Floor: **3 (Out of 7 Floors)**

Lift: **1**

Age Of Construction: **15 to 20 years**

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Near Thane District Court

Contact Owner
Get Phone No.

Last contact made 16 days ago

Posted on: Oct 09, 23 Property ID: 36994661

Contact Owner
Swapnil Gadkari -91-8000000000

Get Phone No.

More Details

Price Breakup: ₹ 59.9 Lac | ₹ 47 Lac | ₹ 400 Monthly

Booking Amount: ₹ 50000

Address: Flat No. 303, Tembhi Naka, Thane, Tembhi Naka, Thane - Central Thane, Maharashtra

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 1 BHK flat in Anand Bhuvan, Charai, Thane. The price is ₹60.5 Lac, with a price break of ₹65.0 Lac. The flat is semi-furnished, has 1 bed and 1 bath, and is on the 7th floor of a 7-story building. The developer is Yash Group of Realty, and the project is Anand Bhuvan. The status is 'Ready to Move'. The listing includes a 'Contact Owner' button and a 'Get Phone No.' button. The address is 701, Anand Bhuvan, Opp. Brahmin Vidyalaya, Nr. St John School, Charai, Thane W-400601, Charai, Thane - Central Thane, Maharashtra.

magicbricks Buy Rent Sell Explore Listings

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Charai > 1 BHK flats for sale in Charai > 365 sqft

Posted on: Oct 19 23 Property ID: 85649897

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~~₹65.0 Lac~~ **₹60.5 Lac** EMI - ₹29k | Get Loan offers from 34+ banks **Special Price by Owner**

1 BHK Flat For Sale in Anand Bhuvan, Charai, Thane

1 Bed 1 Bath Semi-Furnished

Carpet Area **365 sqft** - ₹16,883/sqft

Developer **Yash Group of Realty** Project **Anand Bhuvan**

Floor **7 (Out of 7 Floors)** Transaction Type **New Property** Status **Ready to Move**

Facing **East** Furnished Status **Semi-Furnished** Type Of Ownership **Co-operative Society**

East Facing Property Newly Constructed Property

Contact Owner Get Phone No. Last contact made 1 day ago

More Details

Price Breakup ~~₹65.0 Lac~~ **₹60.5 Lac**

Booking Amount **₹100000**

Address **701, Anand Bhuvan, Opp. Brahmin Vidyalaya, Nr. St John School, Charai, Thane W-400601, Charai, Thane - Central Thane, Maharashtra**

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Sales instance

10208335 18-11-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	द्वयम निवधक :सह दु.नि.टाणे 5 दस्तावेज क्रमांक.:10208/2023 नोंदणी : Regn:63m
गाव : चेंबणी		
(1)दस्तावेज प्रकार	करारनामा	
(2)नोंदणी	7200000	
(3)जाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	7191781	
(4)भूमापन ,पॉटहिस्ता व चरक्रमांक (असल्यास)	1) सदनिका नं : 103, माळा नं : 1 ला मजला,बिल्डींग नं. बी-1, इमारतीचे नाव : श्री गणेश टॉवर्स को. ऑप.ही.सो.लि., ब्लॉक नं : गांवदेवी मंदिर रोड,गांवदेवी बसस्टॉपच्या मागे, रोड : गांवदेवी,टाणे प., इतर माहिती : सदनिकेचे क्षेत्रफळ 432 चौ.फुट कारपेट एरिया, टाणे म.न.पा.	
(5)क्षेत्रफळ	1) 432 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देण्याऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. रियल अँकडमी तर्फे प्रोप्रायटर योगेश यशवंत कोरे 50 फ्लॉट नं : सदनिका क्र. बी-1/101 माळा नं : - इमारतीचे नाव : श्री गणेश टॉवर ब्लॉक नं : गांवदेवी रोड गांवदेवी मैदानाजवळ रोड नं : टाणे प. महाराष्ट्र टाणे. 400602	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्रमिका अनिकेत बारस्कर लग्नापूर्वीचे नांव श्रमिका श्रीकांत आंबोळकर 31 फ्लॉट नं : सदनिका क्र. 252/14 माळा नं : - इमारतीचे नाव : समर्पण को. ऑप.ही.सो. ब्लॉक नं : गणेशा टॅपल जवळ चारकोप सेक्टर-2 रोड नं : कादिवली प. मुंबई महाराष्ट्र मुम्बई. 400067 2) अनिकेत रामदास बारस्कर 34 फ्लॉट नं : सदनिका क्र. 252/14 माळा नं : - इमारतीचे नाव : समर्पण को. ऑप.ही.सो. ब्लॉक नं : गणेशा टॅपल जवळ चारकोप सेक्टर-2 रोड नं : कादिवली प. मुंबई महाराष्ट्र मुम्बई. 400067	
(9)दस्तावेज करून दिल्याचा दिनांक	27/06/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	27/06/2023	
(11)अनुक्रमांक,खड व पृष्ठ	10208/2023	
(12)जाजारभावाप्रमाणे मुद्रांक शुल्क	504000	
(13)जाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

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 ₹ 34,27,875.00 (Rupees Thirty Four Lakh Twenty Seven Thousand Eight Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=9832b6c05d11d017b6c17c2680191490c1523b813331
35279077a1805652, postalCode=400019, st=Maharashtra,
serialNumber=41656566ab8c98462a55a6bc6c3eb11f11bd27c39
4e28f2c29a32706230fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.21 17:31:28 +05'30'

Auth. Sign.

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