

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sanskar Suresh Tatkare, Mr. Suresh Pandurang Tatkare & Mrs. Nita Suresh Tatkare**

Residential Flat No. 201, 2nd Floor, "Nirmaladham Co-op. Hsg. Soc. Ltd.", Behind Gaondevi TMT Bus Depot,
Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'23.1"N 72°58'28.6"E

Valuation Prepared for:

Cosmos Bank

Fort Branch

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



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Mumbai **Aurangabad** **Pune** **Rajkot**
Thane **Nanded** **Indore** **Raipur**
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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 OPINION REPORT

The property bearing Residential Flat No. 201, 2nd Floor, "Nirmaladham Co-op. Hsg. Soc. Ltd.", Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India belongs to **Mr. Sanskar Suresh Talkare, Mr. Suresh Pandurang Talkare & Mrs. Nita Suresh Talkare.**

Boundaries of the property.

North : Open Plot
South : Vakratunda Tower
East : Chhatrapati Sambhaji Road
West : Open Plot

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 ₹ 33,57,000.00 (Rupees Thirty Three Lakh Fifty 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: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=60686,
2.5.4.200902266c44c35dcd30c279c2685913490c3c334133311
5279b17e180652, postalCode=400065, st=Maharashtra,
serialNumber=1a56a56ab8c8f662a55affca32feb3131bd2a314
e7827c9a377b6255fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.28 16:13:47 +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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Valuation Report of Residential Flat No. 201, 2nd Floor, "Nirmaladham Co-op. Hsg. Soc. Ltd.", Behind Gaondevi TMT Bus Depot, 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 24.11.2023 for Bank Loan Purpose
2	Date of inspection	23.11.2023
3	Name of the owner/ owners	Mr. Sanskar Suresh Talkare, Mr. Suresh Pandurang Talkare & Mrs. Nita Suresh Talkare
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. 201, 2 nd Floor, "Nirmaladham Co-op. Hsg. Soc. Ltd.", Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India. Contact Person: Mrs. Nita Talkare (Owner) Contact No. 9969337253
6	Location, street, ward no	Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane (West)
7	Survey/ Plot no. of land	City Survey No. 32(Pt.), 43A(Pt.), 93(Pt.), Tikka No. 16, 17, 23 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	Behind Gaondevi TMT Bus Depot, 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?	Owner 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 – 1999 (As per occupancy certificate)

Valuation as on 24th 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	:	1999 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	24 Years
Cost of Construction	:	270.00 X 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100-10) \times 24 / 60\}$:	36.00%
Amount of depreciation	:	₹ 2,43,000.00
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)	:	₹ 1,28,828.00 per Sq. M. i.e., ₹ 11,968.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 24.11.2023	:	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 24.11.2023	:	₹ 36,00,000.00 - ₹ 2,43,000.00 = ₹ 33,57,000.00
Total Value of the property	:	₹ 33,57,000.00
The Realizable value of the property	:	₹ 30,21,300.00
Distress value of the property	:	₹ 26,85,600.00
Insurable value of the property (270.00 X 2,500.00)	:	₹ 6,75,000.00
Guideline value of the property (270.00 X 11,968.00)	:	₹ 32,31,360.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, "Nirmaladham Co-op. Hsg. Soc. Ltd.", Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Village Chendani, Thane (West) – 400 602, State – Maharashtra, Country – India for this particular purpose at **₹ 33,57,000.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Only)** as on **24th 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 **24th November 2023 is ₹ 33,57,000.00 (Rupees Thirty Three Lakh Fifty 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:

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ANNEXURE TO FORM 0-1

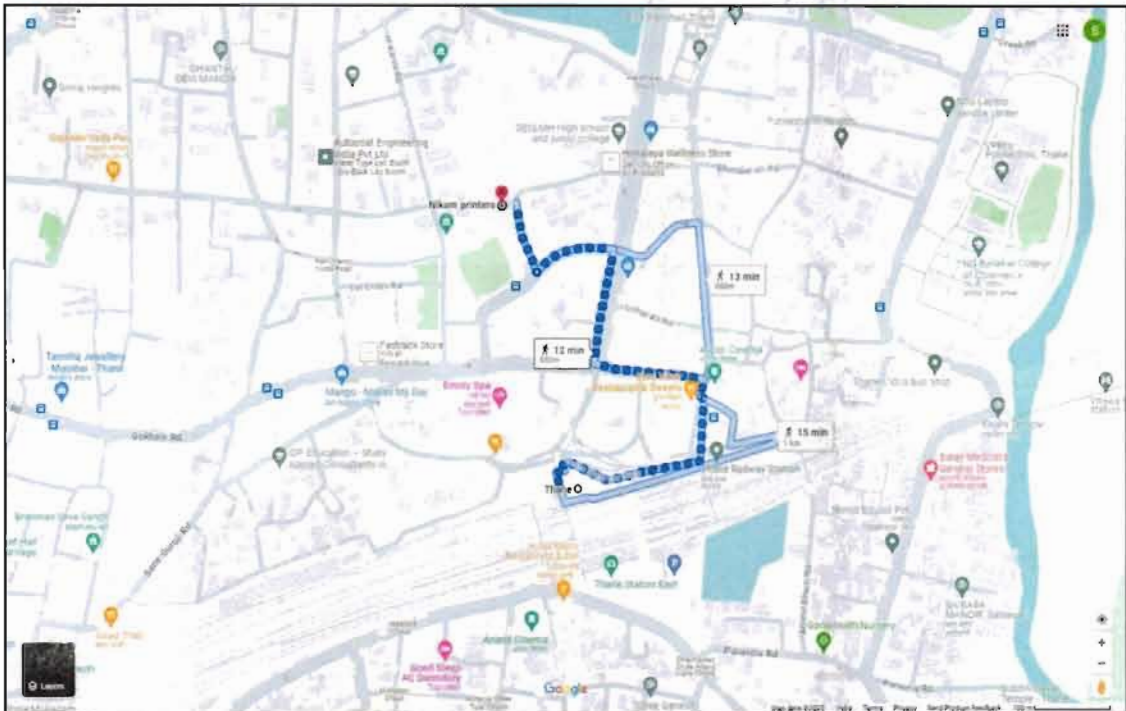
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1999 (As per occupancy certificate)
4.	Estimated future life	36 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	
	(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	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°11'23.1"N 72°58'28.6"E

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

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 2 nd 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% - 24%] (Age of the Building – 24 Years)	76%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,28,828.00	Sq. Mt.	11,968.00	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 > Property for sale in Thane > Property for sale in Dhoobi Ali > 1 BHK Flat for sale in Dhoobi Ali > 650 sq ft

Posted on Nov 18, 23 Property ID: 6944733

₹65.0 Lac EMI: ₹ 22k [Get on a good loan!](#)

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

1 Bed **1 Bath** **Unfurnished**

Carpet Area: 450 sqft - ₹16.44/sqft

Floor: 1 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Lift: 1

Furnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: Above 20 years

Contact Agent: Nikesh +919820000006 [Get Phone No.](#)

More Details

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

Booking Amount: ₹5.0 Lac

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

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

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Thane > Mumbai apartments for sale in Thane > 300 Sq-ft

Get full support from Relationship Manager MB Prime Shortlists Properties Live Video Call [Join Prime @ 50% OFF](#)

Posted on Oct 09, 23 Property ID: 3994487

₹50.0 Lac **₹47 Lac** EMI: ₹ 22k [Special Price by Owner](#)

For Sale in **Tembhi Naka, Thane**

1 Bath **1 Balcony** **Semi-Furnished**

Carpet Area: 250 sqft - ₹18.00/sqft

Floor: 3 (Out of 7 Floors)

Transaction Type: New Property

Status: Ready to Move

Lift: 1

Furnished Status: Semi-Furnished

Type Of Ownership: Freehold

Age Of Construction: 15 to 20 years

Contact Owner: Swapnil Gadkari +919000000000 [Get Phone No.](#)

More Details

Price Breakup: ₹50.0 Lac | ₹47 Lac | ₹400 Monthly

Booking Amount: ₹50000

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

[Last contact made 16 days ago](#)



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 Charal • 1 BHK Flats for Sale in Charal • 402 Sq Ft

Posted on: Oct 19, 23 Property ID: 49649897

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

Price: ~~₹ 65.0 Lac~~ **₹ 60.5 Lac** Full: ₹ 23k Get Loan offers from 34+ banks **Special Price by Owner**

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

1 Bed 1 Bath Semi-Furnished

Carpet Area: **385 sqft** ₹ 16.85/sqft

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

Facing: **East**

Developer: **Yash Group of Realty**

Project: **Anand Bhuvan**

Transaction Type: **New Property**

Status: **Ready to Move**

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. Brehmin Vidyalaya, Nr. St John School, Charal, Thane W-400601, Charal, Thane - Central Thane, Maharashtra**

HOUSING Buy Rent Sell Thane West

Home / Thane West / Apartment for Sale in Thane West / 1 RK Flat

₹35.0 L Avg. starts at ₹16.5 L

1 RK Flat

Nirmala Dharm CHS, Parach Pkhd., Thane West, Thane

350 sq.ft. Build Up Area ₹10.00 K/sq.ft. Avg. Price 20 Year Old. Age of property Ready to move. Possession status Higher 7 Floor East facing Facing Mfurnished Furnishing

Overview Promotions Amenities Price Trends Locality Calculator

Property location: **Nirmala Dharm CHS, Parach Pkhd., Thane West, Thane**

Around This Property: Grand Villa Residency, Suburban Diagnostics

Contact Seller: **Mrs. BHAVIKA KRUSHNA CHAVAN**

Agree to be contacted by Housing and other agents via WhatsApp, SMS, Email & other methods

Sales instance

10208335 18-11-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. - २	दृश्य निबंधक : सह दु.नि.टाणे 5 दस्तावेज क्रमांक.:10208/2023 नोंदणी : Regn:63m
गाव : वैवधी		
(1)दस्तावेज प्रकार	करागनामा	
(2)मोबदला	7200000	
(3)वाजप्राप्ती (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ने नमुद कराचे)	7191781	
(4)भूमापन ,गोदहिस्सा व परक्रमांक (असल्यास)	1) सदनिका नं : 103. माळा नं : 1 ला मजला,विल्डींग नं. वी-1, इमारतीचे नाव : श्री गणेश टॉवर्स को. ऑप.ही.सो.लि., ब्लॉक नं : गांवदेवी मंदिर रोड,गांवदेवी वमस्टॉपच्या मागे, रोड : गांवदेवी,टाणे प., इतर माहिती : सदनिकेचे क्षेत्रफळ 432 चौ.फूट कार्पेट एरिया. टाणे म.न.पा.	
(5)क्षेत्रफळ	1) 432 चौ.मीटर	
(6)आकारणी किंवा नुशा देण्यात असलेले तब्दा		
(7)दस्तावेज करून देणाऱ्या / निहून देवणाऱ्या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. गिन्यल अर्कडमी तर्फे प्रोग्रायटर योगेश यशवंत कोर 50 प्लॉट नं : सदनिका क्र. वी-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 पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्रमिका अनिकेत वारस्कर लग्नापूर्वीचे नाव श्रमिका श्रीकांत आंबोळकर 31 प्लॉट नं : सदनिका क्र. 252/14 माळा नं : - इमारतीचे नाव : समर्पण को. ऑप.ही.सो. ब्लॉक नं : गणेशा टेंपल जवळ चारकोप सेक्टर-2 रोड नं : कांदिवली प. मुंबई महाराष्ट्र मुम्बई. 400067 2) अनिकेत रामदास वारस्कर 34 प्लॉट नं : सदनिका क्र. 252/14 माळा नं : - इमारतीचे नाव : समर्पण को. ऑप.ही.सो. ब्लॉक नं : गणेशा टेंपल जवळ चारकोप सेक्टर-2 रोड नं : कांदिवली प. मुंबई महाराष्ट्र मुम्बई. 400067	
(9)दस्तावेज करून दिल्याचा दिनांक	27/06/2023	
(10)दस्तावेज केल्याचा दिनांक	27/06/2023	
(11)अनुक्रमांक, बड व पृष्ठ	10208/2023	
(12)वाजप्राप्तीप्रमाणे मुद्रांक शुल्क	504000	
(13)वाजप्राप्तीप्रमाणे नोंदणी शुल्क	30000	
(14)श्रींग		
मूल्याकलासाठी विभागत घेतलेला तपशील :-		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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 **₹ 33,57,000.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.26=9872b6c4bd35de03e0c29e26866113490c7d33d4133311
3278b17e18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a56e56ab6c09462a55a0fca3feb31731bd2e39
e287e29e3275625Mc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.25 10:14:17 +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

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