

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kailash Hirachand Dagha**

Commercial Unit No. 221, Ground Floor, "**Raghuleela Arcade, Vishwaroop I.T. Park**", Plot No. 34, 35 & 38,
Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane - 400 703,
State – Maharashtra, Country – India.

Latitude Longitude - 19°03'52.2"N 72°59'48.3"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),
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



Vastu/Thane/12/2023/5216/2303843
06/18-72-PSVSU
Date: 06.12.2023

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 221, Ground Floor, "Raghuleela Arcade, Vishwaroop I.T. Park", Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane - 400 703, State – Maharashtra, Country – India belongs to **Mr. Kailash Hirachand Dagha**.

Boundaries of the property.

North	:	Internal Road
South	:	Raghuleela Mall Vashi
East	:	Pranavanandji Marg
West	:	Pranavanandji Marg

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 **₹ 52,53,750.00 (Rupees Fifty Two Lakh Fifty Three Thousand Seven Hundred Fifty 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
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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.06 17:38:49 +05'30'

Auth. Sign.



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Valuation Report of Commercial Unit No. 221, Ground Floor, "Raghuleela Arcade, Vishwaroop I.T. Park", Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District - Thane - 400 703, 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 06.12.2023 for Banking Purpose
2	Date of inspection	05.12.2023
3	Name of the owner/ owners	Mr. Kailash Hirachand Dagha
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Unit No. 221, Ground Floor, "Raghuleela Arcade, Vishwaroop I.T. Park", Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane - 400 703, State – Maharashtra, Country – India. Contact Person: Mr. Vinesh (Staff) Contact No. 9867897130
6	Location, street , ward no	Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane.
7	Survey/ Plot no. of land	Plot No. 34, 35 & 38, Sector – 30A of Village – Vashi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum commercial 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. = 289.00 (Area as per actual site measurement of Amalgamated Commercial Unit No. 220 & 221)

		<p>Carpet Area in Sq. Ft. = 150.00 (Area as per Sale Deed of Commercial Unit No. 221)</p> <p>Built up Area in Sq. Ft. = 180.00 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane.
14	If freehold or leasehold land	Leasehold of CIDCO
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?	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 NMMC 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	₹ 17,500.00 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
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Commercial Unit 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 – 2008 (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.
45	Remarks: As per site inspection, Unit No. 220 & 221 are internally amalgamated with separate entrance door. The said valuation is only for Unit No. 221. For the purpose of valuation, we have considered Area of Unit No. 221 as per Sale Deed.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 06.12.2023 for Commercial Unit No. 221, Ground Floor, "**Raghuleela Arcade, Vishwaroop I.T. Park**", Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District – Thane - 400 703, State – Maharashtra, Country – India belongs to **Mr. Kailash Hirachand Dagha**.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 05.05.2015 between Mr. Arvind Jain (The Transferor) and Mr. Kailash Hirachand Dagha (The Transferee).
2	Copy of Occupancy Certificate Jav. No. NRV / BP / P.K.B. / 4809 / 9326 / 2008 dated 25.04.2008 issued by Navi Mumbai Municipal Corporation.
3	Copy of Possession Letter dated 01.08.2012 issued by Vishwaroop Infotech Pvt. Ltd.
4	Copy of No Objection Letter dated 15.01.2020 issued by Wadhwa Group Holding Pvt Ltd.

LOCATION:

The said building is located at Plot No. 34, 35 & 38, Sector – 30A of Village – Vashi, Navi Mumbai, Taluka & District - Thane. The property falls in Residential cum commercial Zone. It is at walkable distance of 400 M from Vashi railway station.

BUILDING:

The building under reference is having Basement + Ground + 9 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 commercial purpose. 1 Lift provided in the building. The building's external condition is good.

Commercial Unit:

The Unit under reference is situated on the Ground Floor. *As per site inspection*, Unit No. 220 & Unit No. 221 are internally amalgamated with separate entrance door but one entrance was closed. The said valuation is of Unit No. 221. It consist of single unit with toilet. The Unit is finished with Vitrified tiles flooring, M.S. Rolling Shutter & Glass door, Concealed electrification & plumbing.



Valuation as on 06th December 2023

The Carpet Area of the Commercial Unit	:	150.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	180.00 Sq. Ft. X ₹ 2,500.00 = ₹ 4,50,000.00
Depreciation $\{(100-10) \times 15\} / 60$:	22.50%
Amount of depreciation		₹ 1,01,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,53,600.00 per Sq. M. i.e. ₹ 23,560.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 2,25,430.00 per Sq. M. i.e. ₹ 20,943.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,700.00 per Sq. Ft.
Value of property as on 06.12.2023	:	₹ 150.00 Sq. Ft. X ₹ 35,700.00 = ₹ 53,55,000.00

(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)

Total Value of the property	:	₹ 53,55,000.00 - ₹ 1,01,250.00 = ₹ 52,53,750.00
The Fair Market value of the property		₹ 52,53,750.00
The Realizable value of the property	:	₹ 47,28,375.00
Distress value of the property	:	₹ 42,03,000.00
Insurable value of the property (180.00 X 2,500.00)	:	₹ 4,50,000.00
Guideline value of the property (180.00 X 20,943.00)	:	₹ 37,69,740.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Unit No. 221, Ground Floor, "Raghuleela Arcade, Vishwaroop I.T. Park", Plot No. 34, 35 & 38, Sector – 30A, Pranavanandji Marg, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 703, State – Maharashtra, Country – India for this particular purpose at **₹ 52,53,750.00 (Rupees Fifty Two Lakh Fifty Three Thousand Seven Hundred Fifty Only)**. as on **06th December 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 **06th December 2023 is ₹ 52,53,750.00 (Rupees Fifty Two Lakh Fifty Three Thousand Seven Hundred Fifty 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	Basement + Ground + 9 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Unit situated on Ground Floor
3.	Year of construction	2008 (As per Occupancy Certificate)
4.	Estimated future life	45 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	M.S. Rolling Shutter & Glass door
10.	Flooring	Vitrified tiles flooring

11	Finishing	Cement plastering 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	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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No provided
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

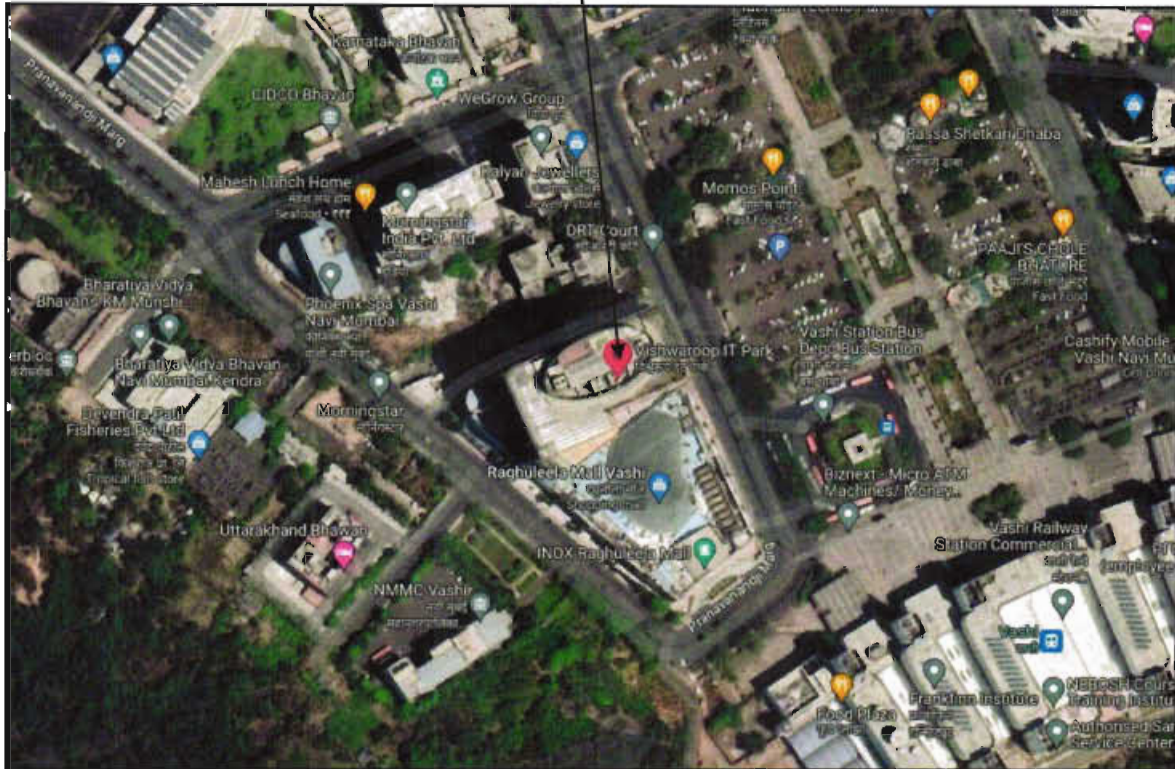


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°03'52.2"N 72°59'48.3"E

Note: The Blue line shows the route to site from nearest railway station (Vashi – 400M)



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नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rates User Manual Close Feedback

Year: 20232024 Language: English

Selected District: दाहो
Select Taluka: दाहो
Select Village: नावाणे गाव : नाशी
Search By: Survey No Location

Select	सर्वेक्षण क्र.	पुकी मूल्य	निवारी मूल्य	मंकी	पुकी	नॉनपुकी	दर (Rs./)
SurveyNo	S/177-नाशी गोर सेक्टर क्र. 29	68000	142700	157800	178400	157800	चौ. मीटर
SurveyNo	S/178-नाशी गोर सेक्टर क्र. 30	69000	125400	144200	205600	144200	चौ. मीटर
SurveyNo	S/179-नाशी गोर सेक्टर क्र. 30अ	65800	129600	149100	253600	149100	चौ. मीटर
SurveyNo	S/180-नाशी गोर सेक्टर क्र. 31	48400	105400	121200	135800	121200	चौ. मीटर
SurveyNo	S/181-नाशी गोर डावी सेक्टर	11900	46000	52900	63200	52900	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Unit	2,53,600.00			
No Increase, Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,53,600.00	Sq. Mtr.	23,560.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,800.00			
The difference between land rate and building rate (A – B = C)	187,800.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,25,430.00	Sq. Mtr.	20,943.00	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 > Commercial Property for Sale in Navi Mumbai > Office Space for Sale in Navi Mumbai > Office Space for Sale in Sector 30 (Vashi) > 612 Sq-ft

Posted on: Nov 28, 23 Property ID: 65301883

₹1.16 Cr ₹1895/sqft EMI: ₹52k [Get pre-approved loan](#)

612-Sq-ft Commercial Office Space For Sale in **Sector 30, Vashi, Navi Mumbai**

Grade A- 19 Seats 1 Cabins Furnished

Super Area 612 sqft ₹1895/sqft	Carpet Area 320 sqft ₹30,250/sqft	Floor 9 (Out of 15 Floors)
Units On Floor 10	Rantry Wet Pantry	Washroom 1
Overlooking Garden/Park Facing Main Road Facing	Facing East	LEED Certification Certified

Assured Returns of 5% per annum Property Currently Leased Out

[Contact Agent](#) [Get Phone No.](#) Last contact made 29 days ago

99acres Commercial Buy Enter Locality / Project / Society / Landmark

Home > Office Space For Sale in Navi Mumbai > Ready to move Office Space for Sale in Navi Mumbai > Ready to move Office Space for Sale in Sector 30 (Vashi) > 208 Sq-ft Office Space for Sale in Sector 30 (Vashi)

Posted on Oct 27, 2023 Ready to move

₹72 Lac 2,08,000 sq.ft. in Sector 30 (Vashi), Navi Mumbai, Mumbai

Stamped PAN ₹23,500

Stamp (11/11/23) **NOT AVAILABLE** [View map](#) [View details](#)

[Overview](#) [Dealer Details](#) [Recommendations](#) [Articles](#)

Property (8)

- 4 suites
- 208 sq.ft. (174sq.ft.)
- 2-cabins available
- 3 washrooms (1 private, 2 shared)

Places nearby
Near Vashi Railway Station, Sector 30A Vashi, Navi Mumbai, Mumbai

[View All \(87\)](#)

Sales Instance

2807336 13-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 6 दस्त क्रमांक : 2807/2023 नोंदणी : Regn:63m
गावाचे नाव : वाशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1455468.42	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: विभाग क्र.5/179..कंसर्विसयल युनिट नं-222,पहिला मजला,बिल्डिंग नाव-विश्वरूप आई.टी. पार्क(रघुलीला आर्केड),प्लॉट नं-34,35 & 38,सेक्टर-30 ए,वाशी इंटरनेशनल इन्फो-टेक पार्क,वाशी रेल्वे स्टेशन समोर,वाशी,नवी मुंबई. परिचा-95 चौ. फूट कार्पेट((Plot Number : 34, 35 & 38 ; SECTOR NUMBER : 30A ;))	
(5) क्षेत्रफळ	95 चौ.फूट	
(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:-नेहलुद्दीन मो. फारुकी खान -- वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर, बिल्डिंग नं-98, रूम नं-3439, कुर्ला ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-AACPK8176D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रदीप पोपट जाधव -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/13, कस्तुरी को-ऑप. हाऊसिंग सोसायटी लि., सेक्टर-4, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGRPJ4102H	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2807/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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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 **06th December 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 **₹ 52,53,750.00 (Rupees Fifty Two Lakh Fifty Three Thousand Seven Hundred Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj 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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.06 17:39:05 +05'30'

Auth. Sign.

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