

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vijay Kaluram Kadam & Mrs. Madhavi Vijay Kadam**

Residential Flat No. 105, 1st Floor, Wing – B, "Jesal Home 1 Co-op. Hsg. Soc. Ltd.", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'56.2"N 72°47'37.0"E

Valuation Done for:

**Cosmos Bank
Bandra (West) Branch**

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
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/12/2023/5388/2303809
04/14-38-SBSH
Date: 04.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 105, 1st Floor, Wing – B, "Jesal Home 1 Co-op. Hsg. Soc. Ltd.", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Vijay Kaluram Kadam & Mrs. Madhavi Vijay Kadam.**

Boundaries of the property.

North	:	Bungalow
South	:	Internal Road & Sai Mudra Apartment
East	:	Om Sai Vihar Building
West	:	Bholeshwari Mandir Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 29,46,125.00 (Rupees Twenty Nine Lakh Forty Six Thousand One Hundred Twenty 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.05 10:31:03 +05'30'

Auth. Sign.



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



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Regd. Office : B1-001, U/B Floor, Boomerang,
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Valuation Report of Residential Flat No. 105, 1st Floor, Wing – B, "**Jesal Home 1 Co-op. Hsg. Soc. Ltd.**", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, 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 04.12.2023 for Bank Loan Purpose
2	Date of inspection	04.12.2023
3	Name of the owner/ owners	Mr. Vijay Kaluram Kadam & Mrs. Madhavi Vijay Kadam
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. 105, 1 st Floor, Wing – B, " Jesal Home 1 Co-op. Hsg. Soc. Ltd. ", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India. Contact Person: Balkrishna Jadhav (Tenant)
6	Location, street, ward no	Near Chawrewadi, Village Bolinj, Virar (West), Palghar
	Survey/ Plot no. of land	Survey No. 178, Hissa No. 4, 10 at Village – Bolinj
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. = 351.00 Flowerbed Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 392.00 (Area as per Actual Site Measurement) Super Built Up Area in Sq. Ft. = 490.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303
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 – Balkrishna Jadhav
	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 VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Balkrishna Jadhav
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 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 – 2010 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 04.12.2023 for Residential Flat No. 105, 1st Floor, Wing – B, "Jesal Home 1 Co-op. Hsg. Soc. Ltd.", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Mr. Vijay Kaluram Kadam & Mrs. Madhavi Vijay Kadam.**

We are in receipt of the following documents:

1	Copy of Agreement dated 01.06.2009 Between M/s. Future Developers (the Builder) and Mr. Vijay Kaluram Kadam & Mrs. Madhavi Vijay Kadam (the Purchaser)
2	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP-3584 / W / 4135 dated 04.06.2008 issued by CIDCO.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / CC / BP-3584 / W / 4985 dated 08.06.2010 issued by CIDCO.
4	Copy of Possession Letter dated 02.01.2010 issued by Future Developers.

LOCATION:

The said building is located at Survey No. 178, Hissa No. 4, 10 at Village – Bolinj, Virar (West), Palghar. The property falls in Residential Zone. It is at a travelling distance 2.8 Km. from Virar railway station.

BUILDING:

The building under reference is having Ground + 4 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 1st Floor is having 5 Residential Flat. The building is having No Lift.

Residential Flat:

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



Valuation as on 04th December 2023

The Super Built Up Area of the Residential Flat	:	490.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	13 Years
Cost of Construction	:	490.00 X 2,500.00 = ₹ 12,25,000.00
Depreciation $\{(100-10) \times 13 / 60\}$:	19.50%
Amount of depreciation	:	₹ 2,38,875.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,835.00 per Sq. M. i.e., ₹ 4,351.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 41,970.00 per Sq. M. i.e., ₹ 3,899.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,500.00 per Sq. Ft.
Value of property as on 04.12.2023	:	490.00 Sq. Ft. X ₹ 6,500.00 = ₹ 31,85,000.00

(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 04.12.2023	:	₹ 31,85,000.00 - ₹ 2,38,875.00 = ₹ 29,46,125.00
Total Value of the property	:	₹ 29,46,125.00
The realizable value of the property	:	₹ 26,51,513.00
Distress value of the property	:	₹ 23,56,900.00
Insurable value of the property (490.00 X 2,500.00)	:	₹ 12,25,000.00
Guideline value of the property (490.00 X 3,899.00)	:	₹ 19,10,510.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 105, 1st Floor, Wing – B, "Jesal Home 1 Co-op. Hsg. Soc. Ltd.", Near Chawrewadi, Village Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India for this particular purpose at **₹ 29,46,125.00 (Rupees Twenty Nine Lakh Forty Six Thousand One Hundred Twenty Five Only)** as on **04th 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 **04th December 2023 is ₹ 29,46,125.00 (Rupees Twenty Nine Lakh Forty Six Thousand One Hundred Twenty 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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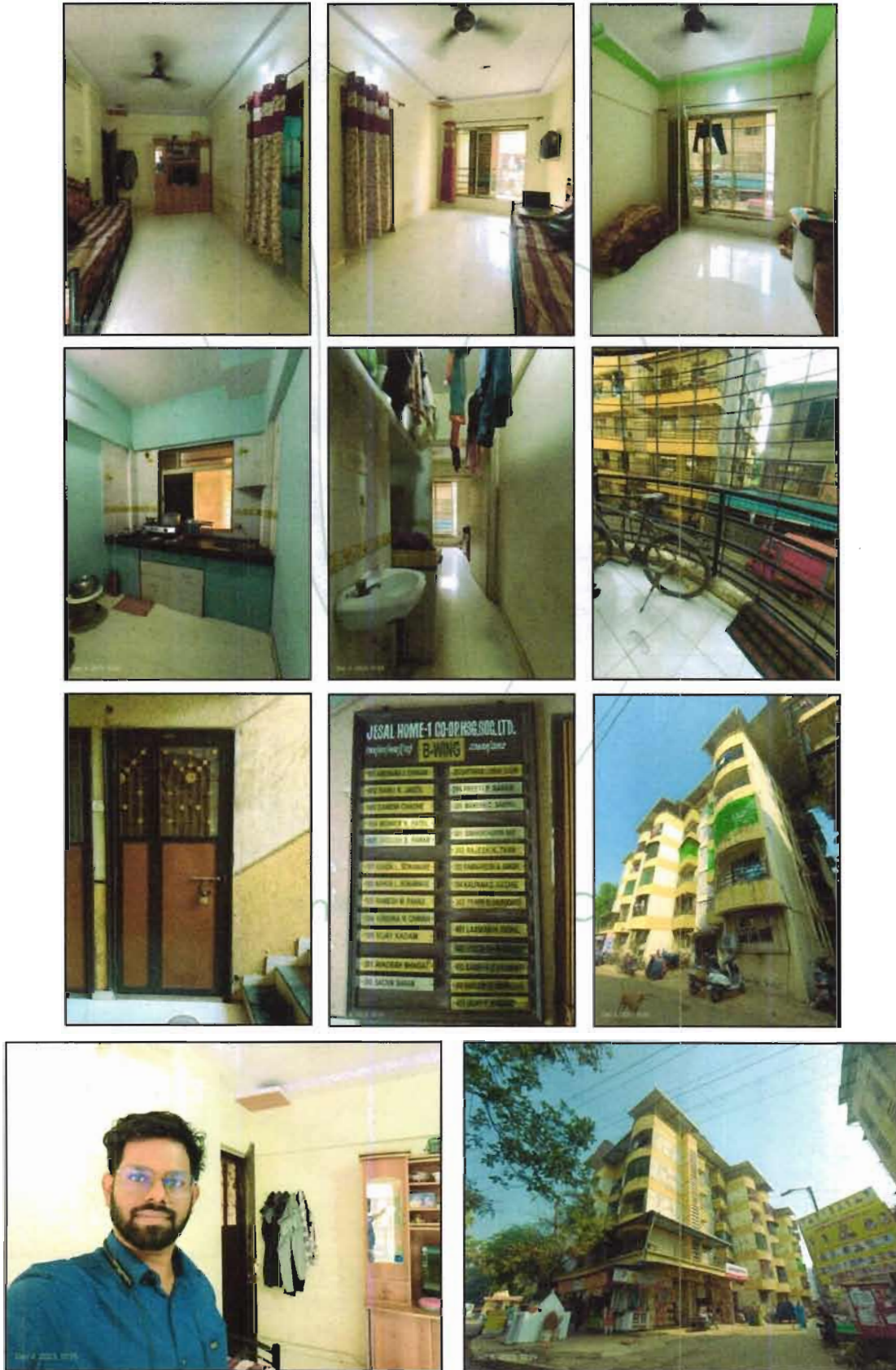
Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



ANNEXURE TO FORM 0-1

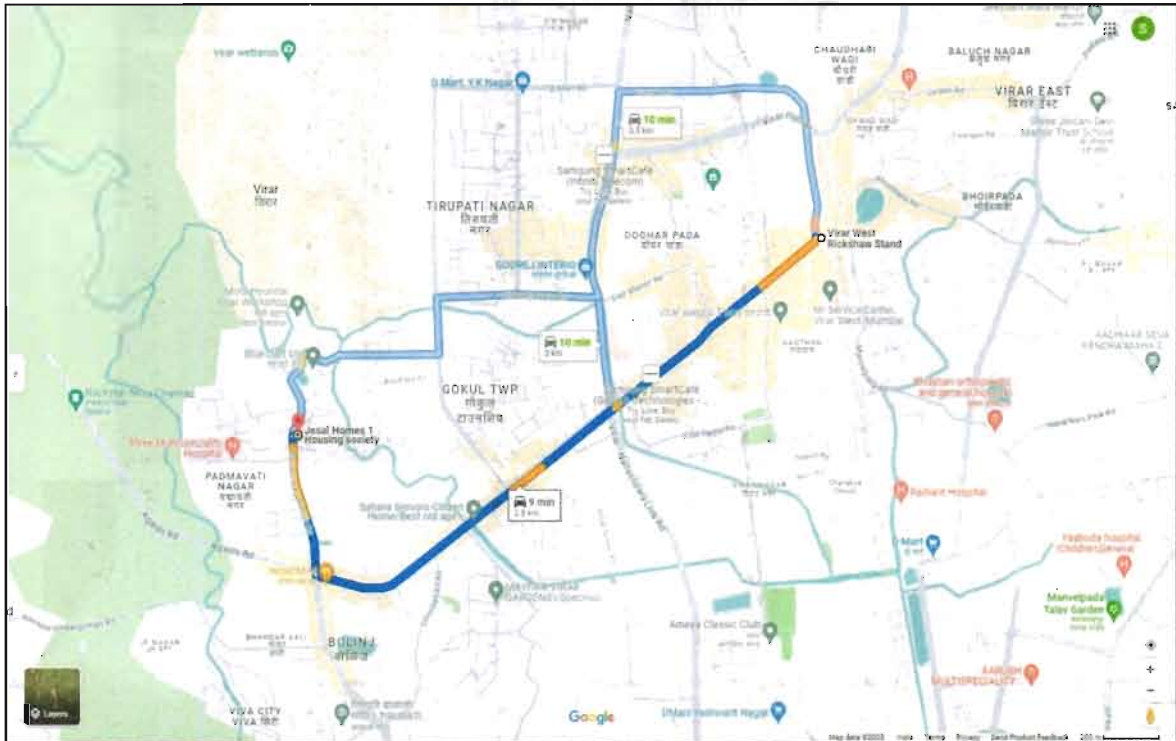
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	2010 (As per Occupancy Certificate)
4	Estimated future life	47 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	Yes
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	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No 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°26'56.2"N 72°47'37.0"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 2.8 Km.)



Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Year: 20232024
Annual Statement of Rates
Language: English

Selected District: पावनसर
 Select Taluka: वसई
 Select Village: गावाचे नांव - मीजे बोळीज
 Search By: Survey No Location
 Enter Survey No: 178

व्यवस्थापक	पुकी रक्कम	निवासी दरदरिका	जीडीव	पुकाचे	जीवोदिक	एकक (Rs./)	Attribute
1-बाजारमूल्य विभागातील जमिनी	9410	49300	54500	71200	54500	ची. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	49,300.00			
Reduced by 5% on Flat Located on 1 st Floor	2,465.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	46,835.00	Sq. Mtr.	4,351.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,410.00			
The difference between land rate and building rate (A – B = C)	37,425.00			
Depreciation Percentage-as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	41,970.00	Sq. Mtr.	3,899.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

NOBROKER | My Bookings | [View](#) | [Print](#) | [Post Your Property](#)

1 BHK Flat In Jesal Homes For Sale In Vihar West | ₹ 51 Lacs | ₹ 17,767/Month | 550 Sq.Ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Vihar West / 1 BHK Flat for Sale in Vihar West / Property Details

1 Bedroom | **1 Bathroom** | **Wife and Car**

Jul 31, 2023 | **Immediately** | **Jesal Homes** | **None**

[Get Owner's Details](#)

Price trends by HRE estimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Activity On This Property

0 | 0

Overview

Age of Building	3.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.Ft.M	Flooring	Marble/Granite
Building Area	510 Sq.Ft	Furnishing Status	Fully Furnished

square yards | Mumbai | Buy | Rent | Projects | Agents | Services | Resources | Intelligence

Resale | 3M | 6M | 1Y

Sales Transactions: 3 | Gross Sales Value: ₹ 5,400,000 | Current Rate/Sq Ft: ₹ 5,701 | Price Movement

Average Rate/Sq Ft | No of Transactions

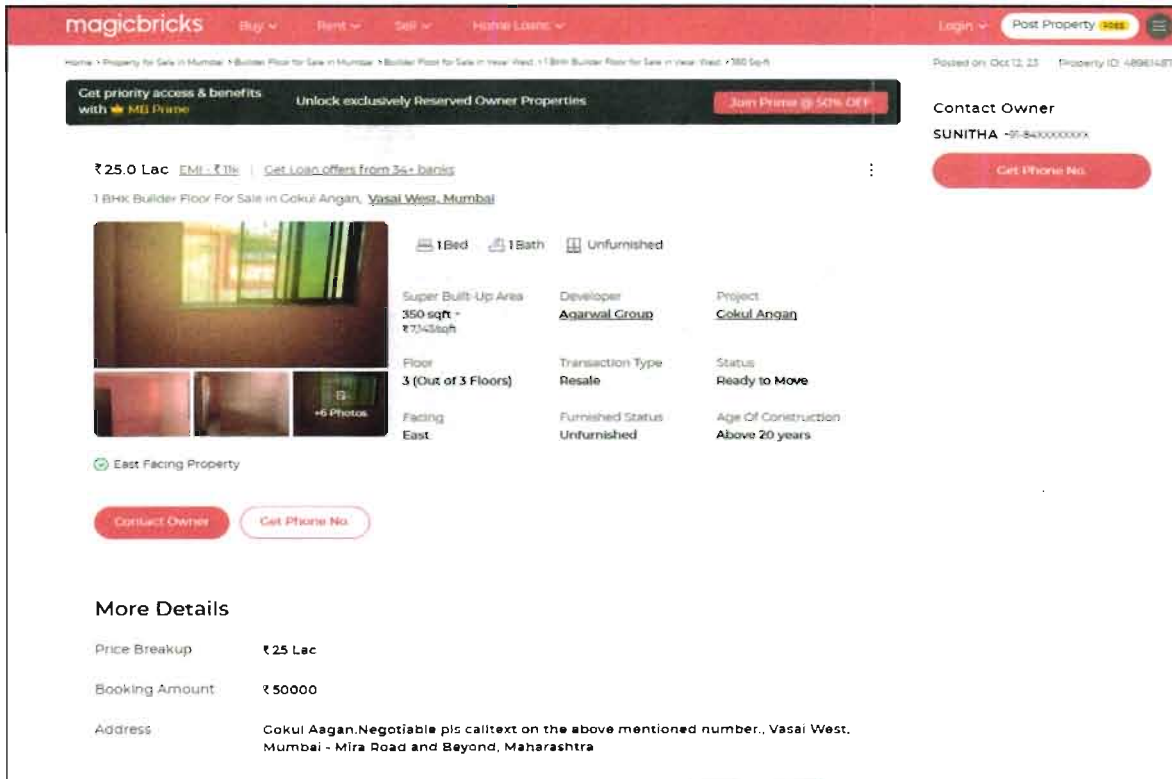
Area Wise Sales Distribution for Jesal Homes

Area Range(In Sq.Ft.) | 300-350 | 350-400

Price Movement in & around Jesal Homes

Project	Current Price	3 Months	6 Months	1 Year
Jesal Homes Vihar West	₹ 5,701			
Charan Garden Vihar West	₹ 5,686			
Prestha Park Vihar West	₹ 7,628	+2.58%		
Damodar Apartment Vihar West	₹ 5,712			
Vinayak Apartment	₹ 5,657			

Price Indicators



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Home > Property for Sale in Mumbai > Builder Floor for Sale in Mumbai > Builder Floor for Sale in near West > 1 BHK Builder Floor for Sale in near West > 350 Sq-ft

Get priority access & benefits with **ME Prime** Unlock exclusively Reserved Owner Properties **Save Prices @ 50% OFF**

Posted on: Oct 12, 23 Property ID: 48961487

₹25.0 Lac EMI: ₹11k | [Get Loan offers from 34+ banks](#)

1 BHK Builder Floor For Sale in Cokul Angan, **Vasai West, Mumbai**

1 Bed 1 Bath Unfurnished

Super Built-Up Area: 350 sqft ~ ₹73/sqft

Developer: **Aarwal Group** Project: **Cokul Angan**

Floor: 3 (Out of 3 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Facing: East Furnished Status: Unfurnished Age Of Construction: **Above 20 years**

East Facing Property

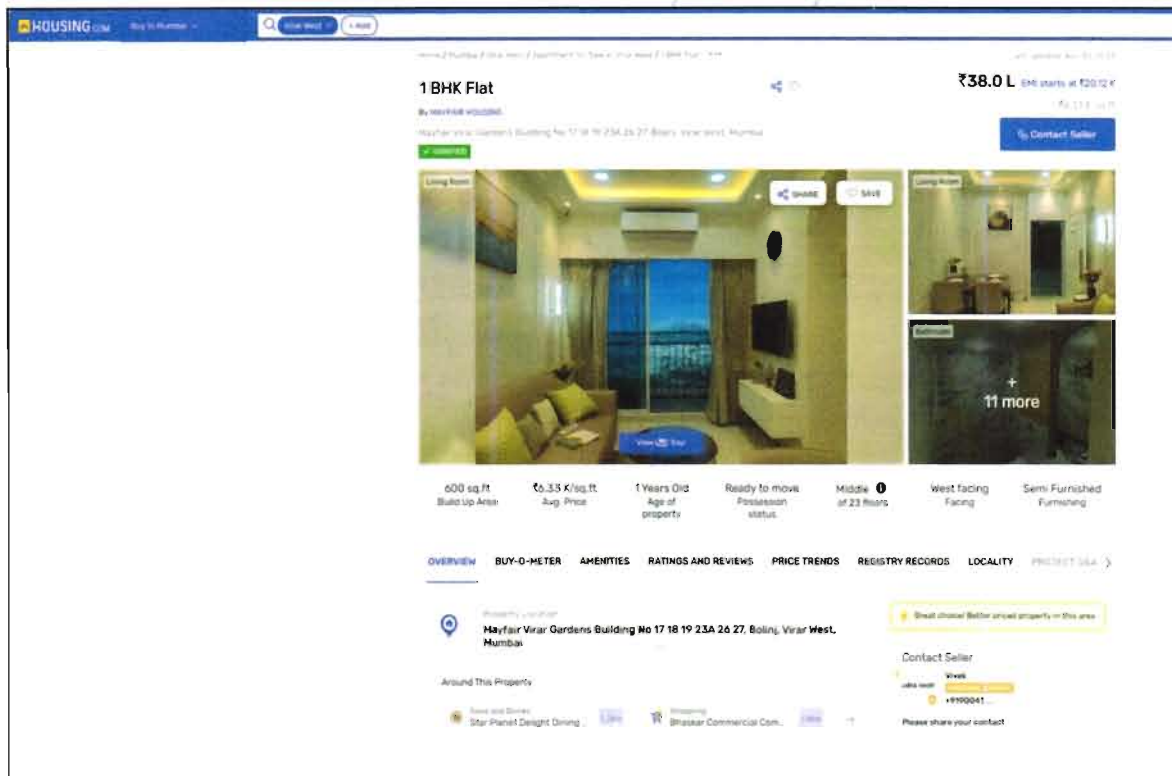
Contact Owner Get Phone No.

More Details

Price Breakup: **₹25 Lac**

Booking Amount: **₹50000**

Address: **Cokul Aagan, Negotiable pls call text on the above mentioned number., Vasai West, Mumbai - Mira Road and Beyond, Maharashtra**



HOUSING.com Buy in Mumbai

1 BHK Flat

₹38.0 L EMI starts at ₹2012 K

By **mayfair virar gardens**

Mayfair Virar Gardens Building No 17 18 19 23A 26 27, Boling, Virar West, Mumbai

600 sq.ft Build-Up Area ₹6.33 K/sq.ft Avg. Price 1 Years Old Age of property Ready to move Possession status Middle of 23 floors West facing Facing Semi Furnished Furnishing

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT 36A

Property location: **Mayfair Virar Gardens Building No 17 18 19 23A 26 27, Boling, Virar West, Mumbai**

Around this Property

Star Panel Design Dining Shreezar Commercial Com.

Contact Seller: **Viraj** 9190041

Price Indicators

NOBROKER

1 BHK Flat in Madhav Apartment Virar For Sale in Virar West

₹ 25 Lacs
₹ 20,000/Month
585 Sq.Ft

Overview

- Age of Building: 1.5 Years
- Maintenance Charges: ₹ 1.7 Per Sq.Ft/M
- Builder Name: GRS Sq.Ft
- Ownership: Freehold
- Willing To Buy: 485 Sq.Ft
- Carpet Area: 485 Sq.Ft

Sales Instance

गावाचे नाव : बोलींज	
(1) मालकीचा प्रकार	करारनामा
(2) मालकीदरा	1600000
(3) बाजारभाऊ मॉटेपट्ट्याच्या बाबतीतमॉटेपट्ट्याकर आकारणी देणे की पट्टेदार ते नमुद करावे	1420333
(4) भू-मालक पोलीस द फरकासह (अकारणात)	1) पालिकेचे गावर वसई विहार, महानगरपालिकाद्वारा वर्गीत .. इतर माहिती: विभाग 1: बोलींज सर्वे क्रमांक 178, हिस्सा क्रमांक 4, 10 विभाग 1, सदनिका क्रमांक 404 विंग बी, चौथ मजला, जेसल ब्लॉक 2, जेसल ब्लॉक 2 को-ऑ ही सो रि.सर्वे 28.81 चौ मी. सुरक्षित: 3/4/ विहार, पॉलिम, पालपर 401303 (Survey Number : 178 ; HESSA NUMBER : 4,10 ;)
(5) क्षेत्रफळ	28.81 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल किंवा	
(7) दस्तऐवज करून देण्या या विषय ठेवण्या या पत्रकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबंधिते नाव व पत्र	1) नाव - विपक मलमोडा पट्टील 99-31 पत्र - पॉट नं. 24943, गावा नं. कलिका पोलीस कॉलेज, इमारतीचे नाव - पॉलिमिक लेब जवळ, बॉलक नं. कदमवाडी रोड नं. सातकुड पूर्व, महाराष्ट्र, मुंबई, पिन कोड - 400055 पिन नं. - AQSP-54110 2) नाव - गुणोपा मलमोडा पट्टील 99-99 पत्र - पॉट नं. 24943, गावा नं. कलिका पोलीस कॉलेज, इमारतीचे नाव - पॉलिमिक लेब जवळ, बॉलक नं. कदमवाडी रोड नं. सातकुड पूर्व, महाराष्ट्र, मुंबई, पिन कोड - 400055 पिन नं. - AQJRP-71229
(8) दस्तऐवज करून देण्या या पत्रकाराचे व किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबंधिते नाव व पत्र	1) नाव - नौदेव दत्ताराम बरोकर वप. 31, पत्र - पॉट नं. 129, गावा नं. खरवडे, इमारतीचे नाव - कोतवड, बॉलक नं. कोतवड, रोड नं. रजनिरी महाराष्ट्र, महाराष्ट्र, रजनिरी, पिन कोड - 4025617 पिन नं. - J980799257811 2) नाव - सुहा सौतेल्य बरोकर वप. 31, पत्र - पॉट नं. 129, गावा नं. खरवडे, इमारतीचे नाव - कोतवड, बॉलक नं. कोतवड, रोड नं. रजनिरी महाराष्ट्र, महाराष्ट्र, रजनिरी, पिन कोड - 4025617 पिन नं. - 4JTPG000210
(9) दस्तऐवज करून देण्याचा दिनांक	28/03/2023
(10) दस्त नोंदणी केण्याचा दिनांक	28/03/2023
(11) अनुक्रमांक: सड व पत्र	4204/2023
(12) बाजारभाऊमाले मंडळीक मूल्य	112000
(13) बाजारभाऊमाले नोंदणी मूल्य	16000
(14) मालक	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th 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 **₹ 29,46,125.00 (Rupees Twenty Nine Lakh Forty Six Thousand One Hundred Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.05 10:31:14 +05'30'


Auth. Sign.

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

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