

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Deepak Namdeo Bhole**

Residential Flat No. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48, Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'55.6"N 73°05'02.4"E

Think **Valuation Done for:** Create

Cosmos Bank

Dombivali (East) Branchs


Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, 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

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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. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48, Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Deepak Namdeo Bhole**.

Boundaries of the property.

| | |
|-------|----------------------------|
| North | : Om Gangai Building |
| South | : Aadarsh Vidyalaya School |
| East | : Rajaji Path |
| West | : Railway Work Shop |

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 **₹ 73,01,400.00 (Rupees Seventy-Three Lakh One Thousand Four Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

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 17:40:41 +05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48,
Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan,
District – Thane, Thane – 421 201, 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 05.12.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 04.12.2023 |
| 3 | Name of the owner/ owners | Mr. Deepak Namdeo Bhole |
| 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: Residential Flat No. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48, Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 201, State – Maharashtra, Country – India. Contact Person: Mrs. Deepali Bhole (Owner's Wife) Contact No. 9702155666 |
| 6 | Location, street, ward no | Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane |
| 7 | Survey/ Plot no. of land | Plot No. 48, Survey No. 112 /1A/1 & 22/A of Village – Ayre |
| 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. = 613.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 860.00 |

| | | (Area as per Gift Deed) |
|---------------------|--|--|
| 13 | Roads, Streets or lanes on which the land is abutting | Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane |
| 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 | Fully |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible – As per KMC 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 | ₹ 15,000.00 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 – 1996 (As per Site Information) |
| 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, Dombivali (East) Branch to assess fair market value as on 05.12.2023 for Residential Flat No. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48, Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Deepak Namdeo Bhole**.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Gift Deed dated 24.02.2015 Between Mr. Namdeo Tulsiram Bhole (The Donor) and Mr. Deepak Namdeo Bhole (The Donee). |
| 2 | Copy of Commencement Certificate No. KMP / NRV / BP / DB / 455-110 dated 14.10.1994 issued by Kalyan Mahanagarpalika, Kalyan. |
| 3 | Copy of Part Occupancy Certificate No. KMP / NRV / CC / DB / 169 dated 18.06.1996 issued by Kalyan Mahanagarpalika, Kalyan. |
| 4 | Copy of No Objection Certificate dated 19.02.2015 issued by Om Suvrutti Co-Op. Hsg. Soc. Ltd. |
| 5 | Copy of Previous Valuation Report Ref. No. 12594 / 2018 dated 09.08.2018 issued by Praksis Consultants & Valuers Pvt. Ltd. |

LOCATION:

The said building is located at Plot No. 48, Survey No. 112 /1A/1 & 22/A of Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a walkable distance 400M. from Dombivali railway station.

BUILDING:

The building under reference is having Basement + Ground + 3rd 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 external condition is normal. The building is used for residential purpose. Ground Floor is having 2 Residential Flat. Building is without lift.

Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of 2 Bedrooms + Living Room + Kitchen + Bath & WC + Passage. (i.e., **2 BHK with Bath & WC**). The residential flat is finished with Vitrified, Kota



flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Casing capping electrification & Concealed plumbing etc.

Valuation as on 05th December 2023

| | | |
|--|----------|-----------------------|
| The Built-Up Area of the Residential Flat | : | 860.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 1996 (As per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 27 Years |
| Cost of Construction | : | 860.00 X 2,000.00 = ₹ 17,20,000.00 |
| Depreciation $\{(100-10) \times 27 / 60\}$ | : | 40.50% |
| Amount of depreciation | : | ₹ 6,96,600.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 67,600.00 per Sq. M. i.e., ₹ 6,280.00 per Sq. Ft. |
| Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate) | : | ₹ 56,773.00 per Sq. M. i.e., ₹ 5,274.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 9,300.00 per Sq. Ft. |
| Value of property as on 05.12.2023 | : | 860.00 Sq. Ft. X ₹ 9,300.00 = ₹ 79,98,000.00 |

(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 05.12.2023 | : | ₹ 79,98,000.00 - ₹ 6,96,600.00 = ₹ 73,01,400.00 |
| Total Value of the property | : | ₹ 73,01,400.00 |
| The realizable value of the property | : | ₹ 65,71,260.00 |
| Distress value of the property | : | ₹ 58,41,120.00 |
| Insurable value of the property (860.00 X 2,000.00) | : | ₹ 17,20,000.00 |
| Guideline value of the property (860.00 X 5,274.00) | : | ₹ 45,35,640.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 01, Ground Floor, "Om Suvrutti Co-Op. Hsg. Soc. Ltd.", Plot No. 48, Ram Nagar, Rajaji Path Road, Opp. Bank of India, Village – Ayre, Dombivali (East), Taluka – Kalyan, District – Thane, Thane – 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 73,01,400.00 (Rupees Seventy Three Lakh One Thousand Four Hundred Only)** as on **05th December 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **05th December 2023 is ₹ 73,01,400.00 (Rupees Seventy Three Lakh One Thousand Four Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

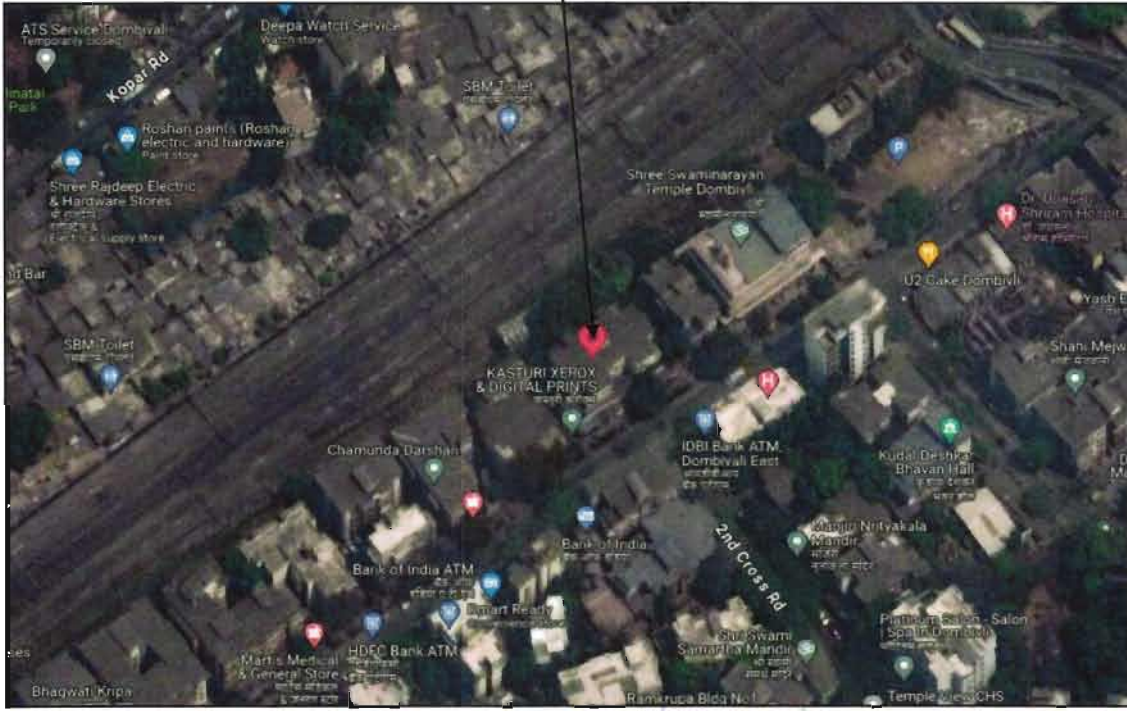
| Technical details | | Main Building |
|-------------------|--|---|
| 1. | No. of floors and height of each floor | Basement + Ground + 3 rd Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on Ground Floor |
| 3. | Year of construction | 1996 (As per Part Occupancy Certificate) |
| 4. | Estimated future life | 33 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 Shutter with safety door, Powder Coated Aluminium sliding windows |
| 10. | Flooring | Vitrified, Kota flooring |
| 11. | Finishing | Cement plastering, POP finishing |
| 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. | Concealed 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 | No Lift 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°12'55.6"N 73°05'02.4"E

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



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Ready Reckoner Rate

The screenshot shows the 'Annual Statement of Rates' interface. The 'Ready Reckoner Rate' for a flat is 67,600. The table below provides a detailed breakdown of the rates and calculations.

| | | | | |
|---|------------------|----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 67,600.00 | | | |
| No Reduced, Flat Located on Ground Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 67,600.00 | Sq. Mt. | 6,280.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 27,500.00 | | | |
| The difference between land rate and building rate (A – B = C) | 40,100.00 | | | |
| Depreciation Percentage as per table (D) [100% - 27%] (Age of the Building – 27 Years) | 73% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 56,773.00 | Sq. Mt. | 5,274.00 | 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

HOUSING.COM Buy or Rent

Home / Thrane / Dombivli East / Apartment For Sale in Dombivli East / 1 BHK Flat

1 BHK Flat

By REPUTED BUILDER

Luxury Vihar Dombivli East, Thrane

₹56.0L EM starts at ₹24.60 K

TTCR 1.45 %

Contact Seller

550 sq.ft
Built Up Area

₹10.18 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Middle
of 7 floors

Semi Furnished
Furnishing

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT GALLERY DEVELOPER CALL

HOUSING.COM Buy or Rent

Home / Thrane / Dombivli East / Apartment For Sale in Dombivli East / 1 BHK Flat

1 BHK Flat

By REPUTED BUILDER

Luxury Vihar Dombivli East, Thrane

₹45.0L EM starts at ₹24.60 K

TTCR 1.45 %

Contact Seller

550 sq.ft
Built Up Area

₹8.18 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Middle
of 7 floors

Semi Furnished
Furnishing

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT GALLERY DEVELOPER CALL

Sales Instance

| | | |
|---|--|------------------------------------|
| 1556472 | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. कल्याण 3 |
| 04-12-2023 | | दस्त क्रमांक : 15564/2022 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn.63m |
| गावाचे नाव : आयरे | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 4000000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3549000 | |
| (4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्र.11/46, दर-67600 मौजे आयरे जुना स.नं. 112,स.नं. 22,हि.नं. ए(पैकी),प्लॉट नं. 1 व 2 वरील जय जय श्रीराम को.ऑप.हो.सो.लि.,सदनिका नं. ए-8,दुसरा मजला,ए विंग,क्षेत्रफळ 565 चौ.फु.(52.50 चौ.मी.)बिल्टअप((Survey Number : जुना स.नं. 112, स.नं. 22, हि.नं. ए (पैकी) ;)) | |
| (5) क्षेत्रफळ | 52.50 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:-गौतम के. करमाकर वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. दुसरा मजला, इमारतीचे नाव: जय जय श्रीराम को.ऑप.हो.सो.लि., ए विंग, ब्लॉक नं. ए-8, रोड नं. राजाजी पथ, रामनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BBIPK9305A | |
| (8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1) नाव:-पंकज रामजीत गुप्ता वय:-34, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेवा धाम बिल्डिंग, ब्लॉक नं. 14, रोड नं. राजाजी पथ - 3, मद्रासी मंदिराजवळ, श्रीपाल नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ALUPG7108C 2) नाव:-पूनम पंकज गुप्ता वय:-35, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेवा धाम बिल्डिंग, ब्लॉक नं. 14, रोड नं. राजाजी पथ - 3, मद्रासी मंदिराजवळ, श्रीपाल नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BFJPG0627J | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 12/12/2022 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 12/12/2022 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 15564/2022 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 280000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (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. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **05th 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 **₹ 73,01,400.00 (Rupees Seventy Three Lakh One Thousand Four Hundred 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 17:40:53 +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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