

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar**

Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, " **Sai World Dreams Phase – I** ",
Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East),
Thane – 421 205, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'02.8"N 73°05'21.5"E

Valuation Done for:

**Cosmos Bank
Ambernath Branch**




Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk,
Ambernath (East), 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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase – I", Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 205, State – Maharashtra, Country – India belongs to **Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar.**

Boundaries of the property.

North	: Internal Road
South	: Runwal Gardens Road
East	: Kalyan Shilphata Road
West	: R Galleria, Runwal Gardens

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 **₹ 49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only)**. As per Site Inspection 5% Construction Work is Completed.

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: 2023.12.21 18:09:14 +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

Encl: Valuation report in Form – 01



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Valuation Report of Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase - I", Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 205, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 21.12.2023 for Banking Purpose
2	Date of inspection	21.12.2023
3	Name of the owner/ owners	Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of each owner not available
5	Brief description of the property	Address: Residential Flat No. 1501, 15 th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase - I", Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 205, State – Maharashtra, Country – India. Contact Person: Mr. Sudhan Kumar (Site Person) Contact No. 8879599790
6	Location, street , ward no	Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane
7	Survey/ Plot no. of land	Survey No. 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 42/2, 44/1, 44/2, 44/3, 44/20, 51/1, 51/2, 56/1, 56/2 of Village – Gharivali
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. = 415.00 Balcony Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 450.00

		(Area as per Agreement for sale) Built up Area in Sq. Ft. = 494.00 (Carpet Area as per Agreement + 10%)
13	Roads, Streets or lanes on which the land is abutting	Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane.
14	If freehold or leasehold land	Freehold
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?	Building is under Construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under Construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MMRDA norms Percentage actually utilized – Details not available
26	RENTS	

	(i) Names of tenants/ lessees/ licensees, etc	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,500.00 Expected rental income per month after building completion
	(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 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Building is under Construction
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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 21.12.2023 for Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase – I", Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421205, State – Maharashtra, Country – India belongs to **Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.07.2023 between M/s. Out N Out Infotech India LLP (the Promoter) and Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar (Allottee)
2	Copy of RERA Registration Certificate No. P51700035191 dated 10.05.2022
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / Gharivali – Sagaon – 1139 / 2023 dated 17.08.2023 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).
4	Copy of Approved Plan Vide No. SROT / Growth Centre / 2401 / BP / Gharivali - Sagaon / 515 / 2022 dated 18.04.2022 issued by MMRDA. (Downloaded from RERA site).

LOCATION:

The said building is located at Survey No. 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 42/2, 44/1, 44/2, 44/3, 44/20, 51/1, 51/2, 56/1, 56/2 of Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane. The property falls in Residential Zone. It is at travelling distance of 5 Km. from Dombivli railway station.

BUILDING:

The building under reference is having Stilt + 4 Podium + 5th Amenities Floor + 6th to 35th 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 good. The building is used for residential purpose. 15th Floor is having 12 Residential Flat. The building is having 5 lifts

At the time of inspection, the property was under construction. Extent of completion are as under:

Foundation	Completed	RCC Plinth	Work in progress
Total	5% Work Completed		

Residential Flat:

The property is a residential Flat No. 1501 in under construction building. The flat is located on 15th floor in the said under construction building. The composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 1 BHK + 1 Toilet). The residential flat will be finished with Proposed Vitrified flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 21st December 2023

The Carpet Area of the Residential Flat	:	450.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	Building is under construction
Age of the building as on 2023	:	60 years on completion, Subject to proper, preventive periodic maintenance & structural repairs
Cost of Construction	:	494.00 Sq. Ft. X ₹ 2,700.00 = ₹ 13,33,800.00
Depreciation	:	N.A. Building is under construction
Amount of depreciation		N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 36,180.00 per Sq. M. i.e. ₹ 3,361.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
Value of property as on 21.12.2023	:	₹ 450.00 Sq. Ft. X ₹ 11,000.00 = ₹ 49,50,000.00

(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)

The Fair Market value of the property		₹ 49,50,000.00
The Realizable value of the property	:	₹ 44,55,000.00
Distress value of the property	:	₹ 39,60,000.00
Insurable value of the property (494.00 X 2,700.00)	:	₹ 13,33,800.00
Guideline value of the property (494.00 X 3,361.00)		₹ 16,60,334.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase – I ", Near Runwal Gardens, Village – Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane – 421 205, State – Maharashtra, Country – India for this particular purpose at ₹ 49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only). As per Site Inspection 5% Construction Work is Completed as on 21st 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 21st December 2023 is ₹ 49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only). As per Site Inspection 5% Construction Work is Completed. 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	Proposed Stilt + 4 Podium + 5 th Amenities Floor + 6 th to 35 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 15 th Floor
3.	Year of construction	Building is under construction
4.	Estimated future life	60 years on completion, Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing	R.C.C. Framed Structure

	walls/RCC frame/ steel frame	
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	Proposed Teak Wood door frame with flush door & Powder coated Aluminium sliding windows
10	Flooring	Proposed Vitrified tiles flooring
11	Finishing	Proposed 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	Proposed Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Casing capping electrification
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Proposed 5 Lifts & Along with 1 Car Parking
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



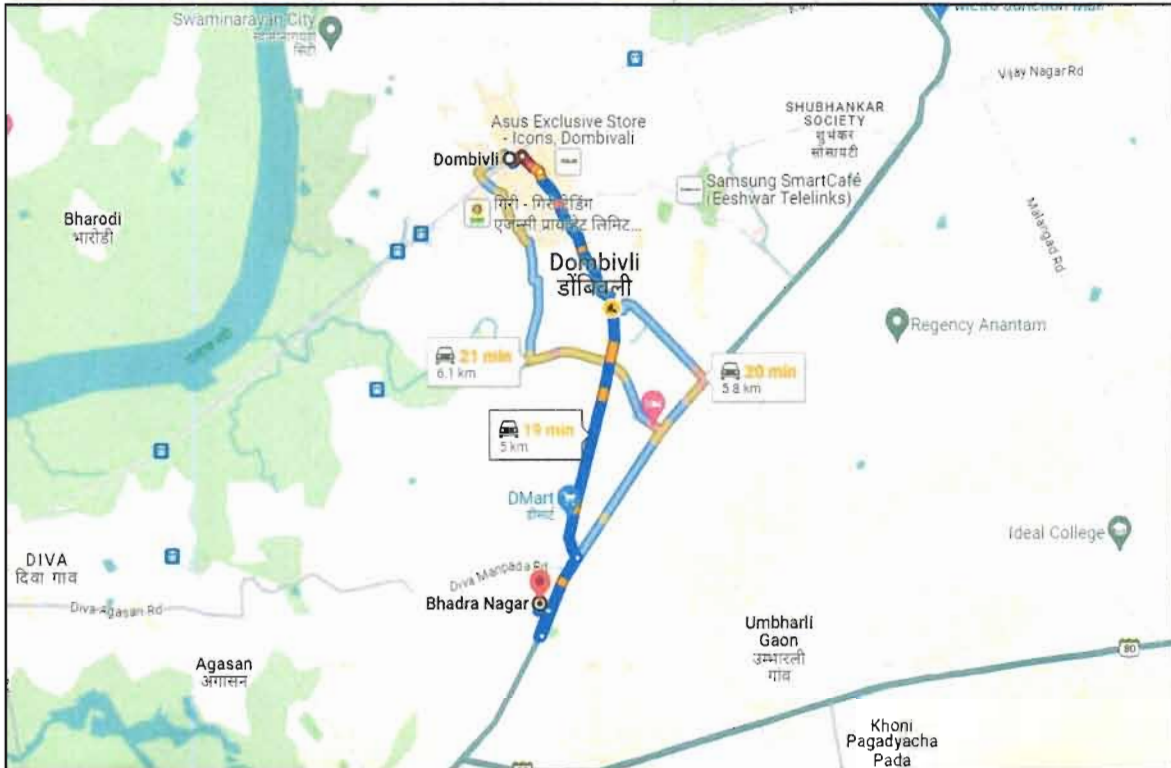
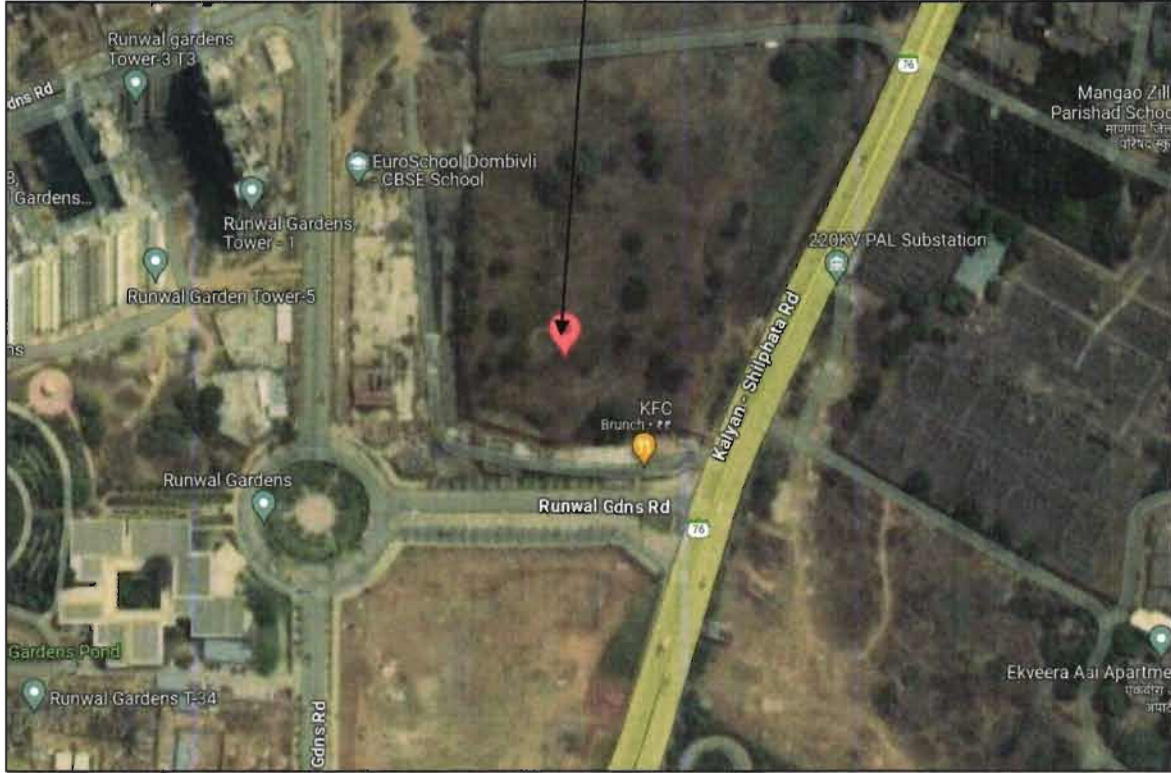
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°11'02.8"N 73°05'21.5"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 5 Km)



Ready Reckoner Rate

DIVISION / VILLAGE : GHARIVALI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Land Properties of Village Gharivali (Residential Properties)					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	SubZone	Land	Residential	Office	Shop	Industrial
48	48/152	8250	40200	46200	51800	46200
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 26, 27, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 46, 48, 49, 50, 52, 53, 55, 57, 60, 61						
⇒ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	40,200.00			
Increase by 10% on Flat Located on 15 th Floor	4,020.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	36,180.00	Sq. Mtr.	3,361.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-	-	-	-

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

Paradise Sai World Dreams
1 Bedroom 450 Sq.Ft. Apartment in Dombivli East Thane
 Listing ID #5201297

₹ 50 L

1 Bedroom
 Unfurnished
 1 Bathroom
 450 Sq Ft (Carpet Area)

Property Information

Listing Type Sale	Property Type Residential	Building Type Apartment
City Thane	Locality Dombivli East	Area 450 Sq Ft. (Carpet Area)
Price 50 L	Possession Status Under Construction	Furnishing Status Unfurnished
Number of Rooms 1	Number of Bathrooms 1	Tower/Floor 35
Age of Property (Years) 0-1	Total Floor Count 08	Possession Date Dec 2028

Contact our Real Estate Experts
Mohammed Shamsud Alam
 +919820200000

Paradise Sai World Dreams

₹46.5 L - 1.33 Cr (₹9,024/sq.ft)
 (Starts at ₹24.22 L)

1, 2 BHK Apartments
 Car Apartments

Dec, 2028
 Possession Starts

₹9.50 K/sq.ft
 Avg. Price

45,00 sq.ft - 116,00 sq.ft.
 (Carpet Area)
 Sizes

Paradise Sai World Dreams Overview

Area 4.4 Acres	SA ₹46,00/sq.ft - ₹14,00/sq.ft	Launch Date May 2022
Top Price ₹7,500/sq.ft	PO Dec, 2028	1, 2 BHK Apartments

Paradise Sai World Dreams Price & Floor Plan



Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

₹52.8 Lac Get ₹ 15,840 cashback on Home Loan

1 BHK 416 Sq-ft Flat For Sale Dombivli East, Thane

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area
416 sqft
₹12,692/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Developer
Paradise Group

Status
Under Construction

Car Parking
1 Covered

Project
Sai World Dreams

Lifts
2

Contact Agent
Get Phone No.

Posted on May 28, 23 | Property ID: 6722865

Contact Agent
Empire Prime Realty
+917000000000

Your Name

Email

IND +91 | Mobile Number

I Agree to MagicBricks Terms of Use

Get Contact Details

📄 Download Brochure

More Details

Price Breakup:	₹52.8 Lac
RERA ID	P51700035191
Address	Dombivli East, Thane - Beyond Thane, Maharashtra
Furnishing	Unfurnished

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Sales Instance

21/23, 4:31 PM		freesearchigreerivice.maharashtra.gov.in/isariaHTMLReportSuchiKramank2_RegLive.aspx	
189972	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3	
21-12-2023		दस्त क्रमांक : 1899/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
गावाचे नाव : घारीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4875000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2236700		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रं. 48/152,मूल्यदर 40200/-,मौजे घारिवली स.नं. 20,हि.नं. 1,स.नं. 20,हि.नं. 2,स.नं. 21,हि.नं. 1,स.नं. 21,हि.नं. 2,स.नं. 21,हि.नं. 3,स.नं. 21,हि.नं. 4,स.नं. 42,हि.नं. 2,स.नं. 44,हि.नं. 1,स.नं. 44,हि.नं. 2,स.नं. 44,हि.नं. 3,स.नं. 44,हि.नं. 20,स.नं. 51,हि.नं. 1,स.नं. 51,हि.नं. 2,स.नं. 56,हि.नं. 1,स.नं. 56,हि.नं. 2,विभाग क्रं. 38/108,मूल्यदर 43100/-,मौजे सागांव स.नं. 67,हि.नं. 1 वरील साई वर्ल्ड ट्रिम्स फेज - 1 प्रोजेक्ट,विस्ता टॉवर,सदनिका नं. 2207,बाविसावा मजला,क्षेत्रफळ 38.60 चौ.मी. कार्पेट + 3.20 चौ.मी. बाल्कनी(वापरण्यायोग्य जागा)एकूण क्षेत्रफळ 449.935 चौ.फुट(41.80 चौ.मी.),रेरा क्रं. पी51700035191((Survey Number : मौजे घारिवली स.नं. 20,हि.नं. 1,स.नं. 20,हि.नं. 2,स.नं. 21,हि.नं. 1,स.नं. 21,हि.नं. 2,स.नं. 21,हि.नं. 3,स.नं. 21,हि.नं. 4,स.नं. 42,हि.नं. 2,स.नं. 44,हि.नं. 1,स.नं. 44,हि.नं. 2,स.नं. 44,हि.नं. 3,स.नं. 44,हि.नं. 20,स.नं. 51,हि.नं. 1,स.नं. 51,हि.नं. 2,स.नं. 56,हि.नं. 1,स.नं. 56,हि.नं. 2, मौजे सागांव स.नं. 67,हि.नं. 1 ;))		
(5) क्षेत्रफळ	38.60 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आऊट एन आऊट इन्फोटेक इंडिया एलएलपी तर्फे भागीदार अभित मधु बठीजा यांचे कु.मु. म्हणून गौरव जगताप - वय:-23 पत्ता:-प्लॉट नं: 19 व 20, माळा नं: -, इमारतीचे नाव: सत्रा प्लाझा, ब्लॉक नं: 1701, रोड नं: सेक्टर 19डी, वाशी, नवी मुंबई,, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAEFO4304P		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी चिदानंदा होल्ला वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई सिद्धिविनायक सोसायटी , ब्लॉक नं: बी-305, रोड नं: रेतीबंदर रोड स्वस्तिक पार्क समोर उमेश नगर डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AKQP7029A		
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	06/02/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	1899/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	341300		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

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 ₹ 49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only). As per Site Inspection 5% Construction Work is Completed.

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: 2023.12.21 18:09:34 +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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