

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Manish Lalitkumar Mehta & Purvi Manish Mehta**

Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8",
Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar,
Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'04.5"N 73°05'11.8"E

Valuation Done for:

Cosmos Bank

Ambarnath Branch

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

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/Thane/01/2024/5907/2304352
05/07-54-PSVSV
Date: 05.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Manish Lalitkumar Mehta & Purvi Manish Mehta.**

Boundaries of the property.

North : Internal Road
South : Runwal Gardens, Tower-07
East : Runwal Kids play Area
West : Internal 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 ₹ 99,77,000.00 (Rupees Ninety Nine Lakh Seventy Seven Thousand Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.05 15:18:47 +05'30'

Arinal

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Chandivali Farm Road, Andheri (East),
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Valuation Report of Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, 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 05.01.2024 for Banking Purpose
2	Date of inspection	27.12.2023
3	Name of the owner/ owners	Manish Lalitkumar Mehta & Purvi Manish Mehta
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. 1802, 18 th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India. Contact Person: Mr. Manish Mehta (Owner) Contact No.: 9322261720 Person meets at site: Interior worker
6	Location, street, ward no	Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9 & Others of Village – Gharivali and Village – Usarghar Survey No. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7 & others
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	<p>Carpet Area in Sq. Ft. = 824.00 Balcony Area in Sq. Ft. = 31.00 Dry Balcony Area in Sq. Ft. = 16.00 Total Carpet Area in Sq. Ft. = 871.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 856.00 Deck Area in Sq. Ft. = 34.00 Utility Area in Sq. Ft. = 17.00 Total Carpet Area in Sq. Ft. = 907.00 (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 942.00 (Area as per Ready Recknor Page)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, 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?	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 MMRDA norms Percentage actually utilized - Details not available
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	₹ 25,000.00 Expected rental income per month
(iv)	Gross amount received for the whole property	Details not provided
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	N. A.

	maintenance and operation- owner or tenant?	
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 upon, 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 – 2022 (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: At the time of visit, flat interior work is in progress.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 05.01.2024 for Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My

City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Manish Lalitkumar Mehta & Purvi Manish Mehta.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 10.02.2020 between Runwal Residency Private Limited (the Promoter) and Manish Lalitkumar Mehta & Purvi Manish Mehta (the Allottee)
2	Copy of RERA Registration Certificate No. P51700022699 dated 12.10.2019 issued by Maharashtra Real Estate Regulatory Authority.
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – Sagaon – 01 / Site-A / Vol – VIII / 441 / 2020 dated 25.06.2020 issued by Mumbai Metropolitan Region Development Authority.
4	Copy of Occupancy Certificate No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – 01 / Vol – 35 / 1313 / 2022 dated 11.10.2022 issued by Mumbai Metropolitan Region Development Authority.
5	Copy of Building Approved Plan No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – 01 / Vol – 35 / 1313 / 2022 dated 11.10.2022 issued by Mumbai Metropolitan Region Development Authority (As downloaded from RERA site).

LOCATION:

The said building is located at Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9 & Others of Village – Gharivali and Village – Usarghar Survey No. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7 & others, Dombivali (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 5.6 Km. from Dombivali railway station.

BUILDING:

The building under reference is having Stilt + 23rd 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. 18th Floor is having 6 Residential Flat. 2 Lifts are provided in building.

Residential Flat:

The property is a Residential Flat located on 18th Floor. The composition of Flat is having 2 Bedrooms + Living + Kitchen + 2 Toilets + Passage + Dry Balcony Area + Balcony. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 05th January 2024

The Total Carpet Area of the Residential Flat	:	907.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 year
Cost of Construction	:	942.00 Sq. Ft. X ₹ 3,000.00 = ₹ 28,26,000.00
Depreciation	:	N.A Building age is below 5 years

Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 62,920.00 per Sq. M. i.e. ₹ 5,845.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft. (Including Car Parking)
Value of property as on 05.01.2024	:	907.00 Sq. Ft. X ₹ 11,000.00 = ₹ 99,77,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

The Fair Market value of the property	:	₹ 99,77,000.00
The Realizable value of the property	:	₹ 89,79,300.00
The Distress value of the property	:	₹ 79,81,600.00
Insurable value of the property (942.00 X 3,000.00)	:	₹ 28,26,000.00
Guideline Value of the property (942.00 X 5,845.00)	:	₹ 55,05,990.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1802, 18th Floor, Building No. 8, "Runwal Garden Phase 1 Building No. 8", Near Runwal My City, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village – Gharivali & Usarghar, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India for this particular purpose at ₹ 99,77,000.00 (Rupees Ninety Nine Lakh Seventy Seven Thousand Only) as on 05th January 2024.

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 05th January 2024 is ₹ 99,77,000.00 (Rupees Ninety Nine Lakh Seventy Seven Thousand Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

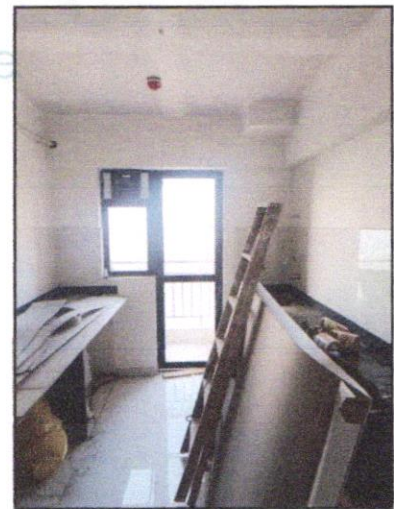
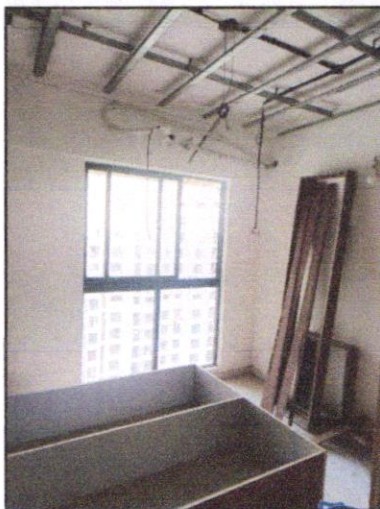
I hereby declare that

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

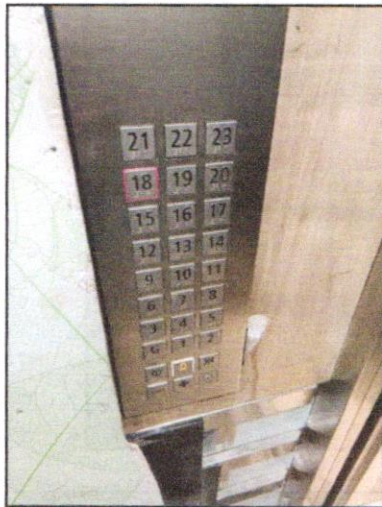
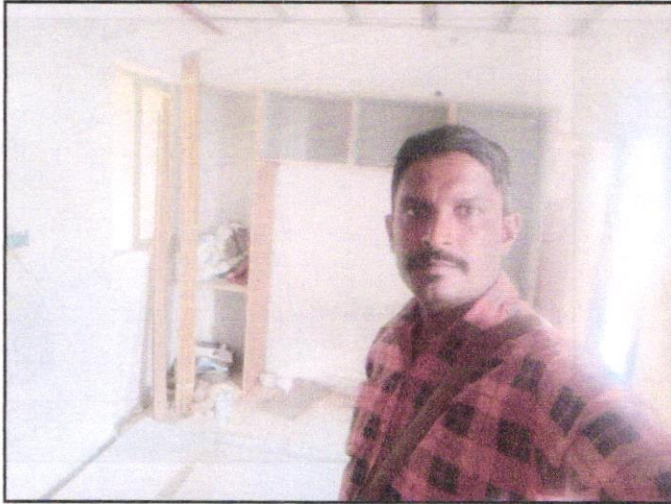
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 23 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 4 th Floor
3.	Year of construction	2022 (As per Occupancy Certificate)
4.	Estimated future life	59 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 door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with 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 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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	2 Lifts & Along with 2 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	Chequered tiles 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



Actual site photographs



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Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन		
Annual Statement of Rates Ver. 2.0 (वाजारमूल्य दर पत्रक आवृत्ती 2.0)				
Home		Valuation Guidelines User Manual		
Year	2023-2024	Language	English	
Selected District	Thane			
Select Taluka	Kalyan			
Select Village	Gavache Nav : Usaraghar (Kalyan Dor)			
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> Location			
Select उपविभाग	सुरती जमीन	विभागीय सदनिकर	जमीन दुकाने	औद्योगिक पत्रक (Rs./)
SurveyNo 47/148-मीने उखरण गावठील वहीवाल विभागातील विडकनी	7900	57200	35900 71700	65900 जो मीटर
SurveyNo 47/149-मीने उखरण गावठील वहीवाल विभागातील विडकनी	7800	49200	58200 70300	58200 जो मीटर
SurveyNo 47/150-मीने उखरण गावठील वहीवाल विभागातील विडकनी	8300	53200	61100 73900	61100 जो मीटर
SurveyNo 47/151-मीने उखरण गावठील वहीवाल विभागातील विडकनी	8000	42600	60000 72300	60000 जो मीटर
SurveyNo 47/151/1 - वाजपति गावठील वहीवाल गावठील	9800	63900	73800 79500	73800 जो मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,200.00			
Increase by 10% on Flat Located on 18 th Floor	5,720.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	62,920.00	Sq. Mtr.	5,845.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land	-			
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

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3 BHK Flat For Sale in Runwal Gardens, [Usarghar Gaon, Thane](#)



+22 Photos

3 Beds 3 Baths 2 Balconies Unfurnished

<p>Carpet Area 908 sqft ~ ₹12,115/sqft</p>	<p>Developer Runwal Developers</p>	<p>Project Runwal Gardens</p>
<p>Floor 6 (Out of 23 Floors)</p>	<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>
<p>Furnished Status Unfurnished</p>	<p>Age Of Construction New Construction</p>	


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👤 Last contact made 84 days ago

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₹1.14 Cr EMI: ₹51k | Get Loan offers from 34+ banks

3 BHK 908 Sq-ft Flat For Sale [Dombivli East, Thane](#)



+9 Photos

3 Beds 3 Baths 1 Balcony 1 Covered Parking

<p>Carpet Area 908 sqft ~ ₹12,555/sqft</p>	<p>Developer Runwal Developers</p>	<p>Project Runwal Gardens</p>
<p>Floor 18 (Out of 23 Floors)</p>	<p>Transaction Type New Property</p>	<p>Status Ready to Move</p>
<p>Additional Rooms 1 Store Room</p>	<p>Facing East</p>	<p>Lifts 4</p>

📍 East Facing Property

Contact Agent
Get Phone No.



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Sales Instance

1399870 27-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 13998/2023 नोदंणी : Regn:63m
गावाचे नाव : घारीवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5697859.38	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	<p>1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्रं.47/148,मूल्यदर 53,700/--मौजे घारिवली स.नं. 4/1 इतर आणि मौजे उसरघर स. न.44/1 इतर दस्तात नमूद प्रमाणे वरील रुणवाल गार्डन्स फेज 1 प्रोजेक्ट,सदनिका नं. 1302,तेरावा मजला,बिल्डिंग नं. 8,क्षेत्रफळ 79.55 चौ.मी. कार्पेट + 3.18 चौ.मी. डेक एरिया + 1.60 चौ.मी.युटीलिटी एरिया + 1 कार पार्किंग स्पेस सहटिप -मुंबई मुद्रांक अधिनियम 1958 चे करण्यात आलेल्या सुधारणा अनु 5(ग-अ)नुसार मिळकतीचे मुल्यांकन रु.53,90,900/- व मोबदला रु.92,03,500/- असुन 25(ब)नुसार देय मु.शु. रु.3,22,130/- इतके आहे. विकासक व खरेदीदार यांच्या मध्ये दि.11/11/2021 रोजी निष्पादीत झालेला व त्याचदिवशी नोंदविलेला करारनामा दस्त क्र.कलन.3-12593/2021 असुन,त्यामधील मु.शु.रु.322130/- पैकी रु.500/- इतके मुळ दस्तास शिल्लक ठेवून असे समजून दस्त नोंदविण्यात येत आहे त्यामुळे कल्याण क्र.3,येथील दस्त क्र.12593/2021 दिनांक 11/11/2021 ने लिहून देणार यांचा निर्माण झालेला हक्क संपुष्टात येऊन तो खरेदीदार यांचे नावे तबदील होत आहे. ((Survey Number : सर्व्हे नं. 4/1,) आणि मौजे उसळघर सर्व्हे नं.44/1दस्तात नमूद प्रमाणे (टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि. 09/08/2019)रेरा क्र पी 51700022699 ;)</p>	
(5) क्षेत्रफळ	79.55 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-रंजन विजय लुलेय , , वय:-51 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सोनाक्षी सोसायटी , ब्लॉक नं. 303, सुदर्शन नगर, एम.आय.डी.सी., डोंबिवली पुर्व, महाराष्ट्र, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AALPL2633H</p> <p>2): नाव:-वसुधा विजय लुले , , वय:-74 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सोनाक्षी सोसायटी , ब्लॉक नं. 303, सुदर्शन नगर, एम.आय.डी.सी., डोंबिवली पुर्व, महाराष्ट्र, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AGXPL7325E</p> <p>3): नाव:-मनिषा विजय लुले , , वय:-52 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सोनाक्षी सोसायटी , ब्लॉक नं. 303, सुदर्शन नगर, एम.आय.डी.सी., डोंबिवली पुर्व, महाराष्ट्र, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AEUPL8646P</p>	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	<p>1): नाव:-अविनाश भास्करप्रसाद उपाध्याय , , वय:-28; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र.1603, सोलहवा मजला, टॉवर नं.9,रुणवाल गार्डन्स ,मानपाडा ,कल्याण, शील रोड, डोंबिवली , पूर्व, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AFIPU2094P</p> <p>2): नाव:-पुजा अविनाश उपाध्याय , , वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र.1603, सोलहवा मजला, टॉवर नं.9,रुणवाल गार्डन्स ,मानपाडा ,कल्याण, शील रोड, डोंबिवली , पूर्व, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AEVPU9092B</p>	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **05th January 2024**.

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 knowledgeable 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 **₹ 99,77,000.00 (Rupees Ninety Nine Lakh Seventy Seven Thousand Only)**.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Avinay
Auth. Sign.

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