

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Saraswati A. Vishwakarma & Mr. Ashutosh V. Vishwakarma**

Residential Flat No. 402, 4th Floor, Building No. 6, "**Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.**", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India.

Latitude Longitude - 19°17'33.3"N 72°52'27.8"E

Valuation Prepare for:

Cosmos Bank

Borivali (West)

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.



Our Pan India Presence at :

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Regd. Office : B1-001, U/18 Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastu/Mumbai/01/2024/6108/2304390

08/2-92-PRRJ

Date: 08.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 402, 4th Floor, Building No. 6, "**Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.**", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India belongs to **Mrs. Saraswati A. Vishwakarma & Ashutosh V. Vishwakarma.**

Boundaries of the property.

North	: Open Plot
South	: Under Construction Building
East	: Open Plot
West	: Paradise 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 **₹ 60,12,037.00 (Rupees Sixty Lakh Twelve Thousand Thirty-Seven 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: 2024.01.08 12:12:36 +05'30'

Auth. Sign.



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



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Residential Flat No. 402, 4th Floor, Building No. 6, "**Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.**", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, 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 08.01.2024 for Bank Loan Purpose
2	Date of inspection	05.01.2024
3	Name of the owner/ owners	Mrs. Saraswati A. Vishwakarma & Mr. Ashutosh V. Vishwakarma
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. 402, 4 th Floor, Building No. 6, " Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd. ", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India. Contact Person: Mrs. Saraswati A. Vishwakarma (Owner) Contact No. 9969033801
6	Location, street, ward no	Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107
	Survey/ Plot no. of land	Old Survey No. 425, New Survey No. 100, Hissa No. 2 of Village Navghar
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. = 420.00 Balcony Area in Sq. Ft. = 53.00 Total Carpet Area in Sq. Ft. = 473.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 439.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 527.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Old Survey No. 425, New Survey No. 100, Hissa No. 2 of Village Navghar
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC 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	₹ 12,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	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 – 2015 (As per Occupancy

	year of completion	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, Borivali (West) Branch to assess fair market value as on 08.01.2024 for Residential Flat No. 402, 4th Floor, Building No. 6, "**Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.**", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India belongs to **Mrs. Saraswati A. Vishwakarma & Mr. Ashutosh V. Vishwakarma**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 15.01.2007 Between M/s. Sadguru Builders (The Developers) & Mrs. Saraswati A. Vishwakarma & Mr. Ashutosh V. Vishwakarma (The Purchaser's).
2	Copy of Occupancy Certificate No. MB / MNP / NR / 3230 / 2015 - 16 dated 09.11.2015 issued by Mira Bhayander Municipal Corporation.
3	Copy of Society Maintenance Bill No. BL / 21000820 dated 01.11.2023 in the name of Mrs. Saraswati A. Vishwakarma issued by Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.
4	Copy of Property Tax Receipt dated 25.09.2023 in the name of Mrs. Saraswati A. Vishwakarma issued by Mira Bhayander Municipal Corporation.

LOCATION:

The said building is located at Old Survey No. 425, New Survey No. 100, Hissa No. 2 of Village Navghar. The property falls in Residential Zone. It is at a travelling distance 2.9 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Stilt + 7 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 Good. The building is used for residential purpose. 4th Floor is having 4 Residential Flats. The building is having 1 Lifts.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. The composition of residential flat consists of Living 1 Bedroom + Kitchen + W.C. + Bath + Passage + Balcony Area (i.e., **1BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 08th January 2024

The Carpet Area of the Residential Flat	:	439.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	09 Years
Cost of Construction	:	527.00 X 2,500.00 = ₹ 13,17,500.00
Depreciation $\{(100-10) \times 09 / 60\}$:	13.50%
Amount of depreciation	:	₹ 1,77,863.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,300.00 per Sq. M. i.e., ₹ 9,132.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 92,149.00 per Sq. M. i.e., ₹ 8,561.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,100.00 per Sq. Ft.
Value of property as on 08.01.2024	:	439.00 Sq. Ft. X ₹ 14,100.00 = ₹ 61,89,900.00

(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)

Depreciated fair value of the property as on 08.01.2024	:	₹ 61,89,900.00 - ₹ 1,77,863.00 = ₹ 60,12,037.00
Total Value of the property	:	₹ 60,12,037.00
The Realizable value of the property	:	₹ 54,10,833.30
Distress value of the property	:	₹ 48,09,630.00
Insurable value of the property (527.00 X 2,500.00)	:	₹ 13,17,500.00
Guideline value of the property (527.00 X 8,561.00)	:	₹ 45,11,647.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, Building No. 6, "Sadguru Complex Building No. 5,6,7 & 8 Co-Op. Hsg. Soc. Ltd.", Near Cine-Prime Multiplex, Village – Navghar, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India for this particular purpose at ₹ 60,12,037.00 (Rupees Sixty Lakh Twelve Thousand Thirty Seven Only) as on 08th January 2024.

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 **08th January 2024** is **₹ 60,12,037.00 (Rupees Sixty Lakh Twelve Thousand Thirty Seven 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:

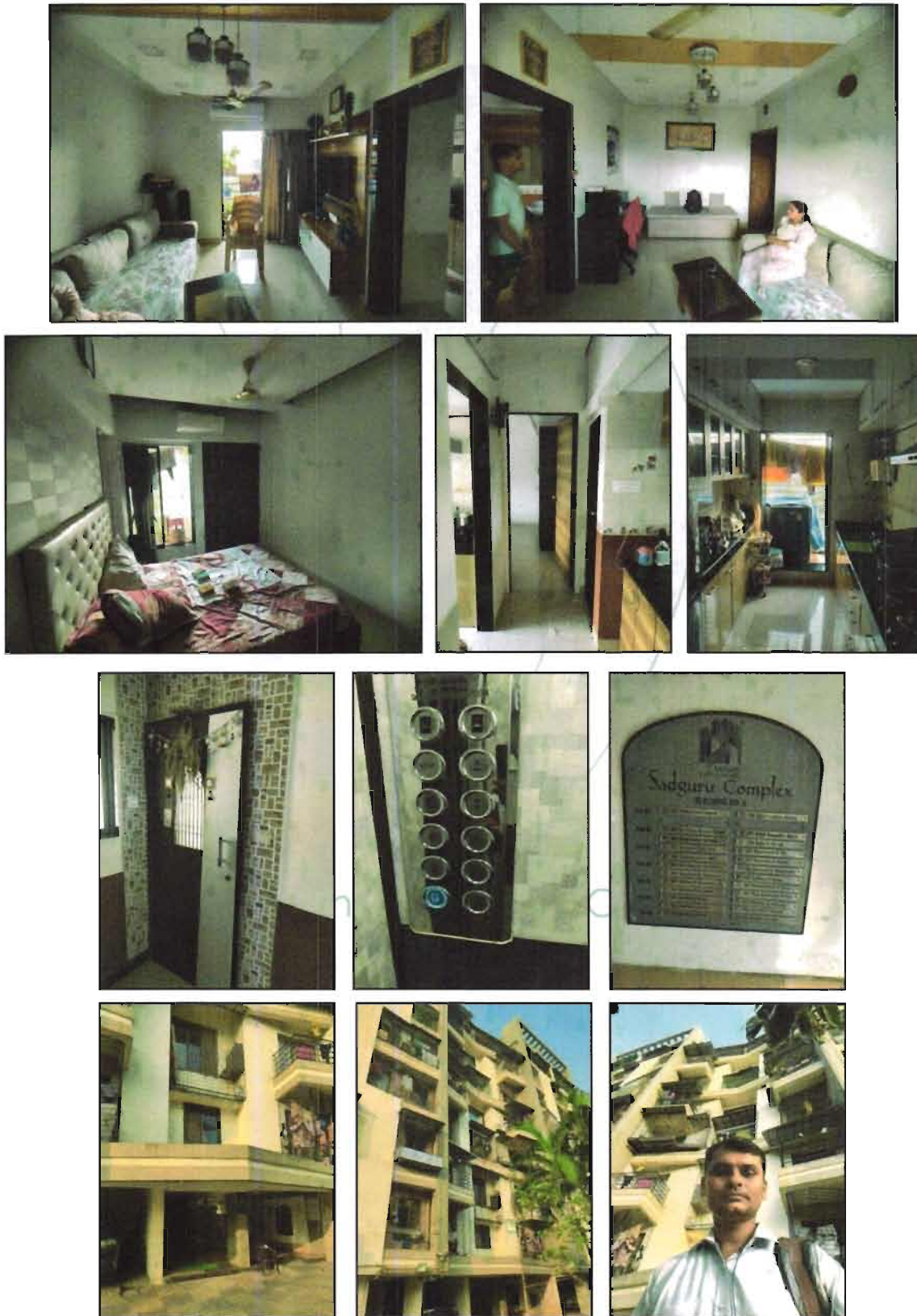
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 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 4 th Floor
3.	Year of construction	2015 (As per Occupancy Certificate)
4.	Estimated future life	51 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	No
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	1 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

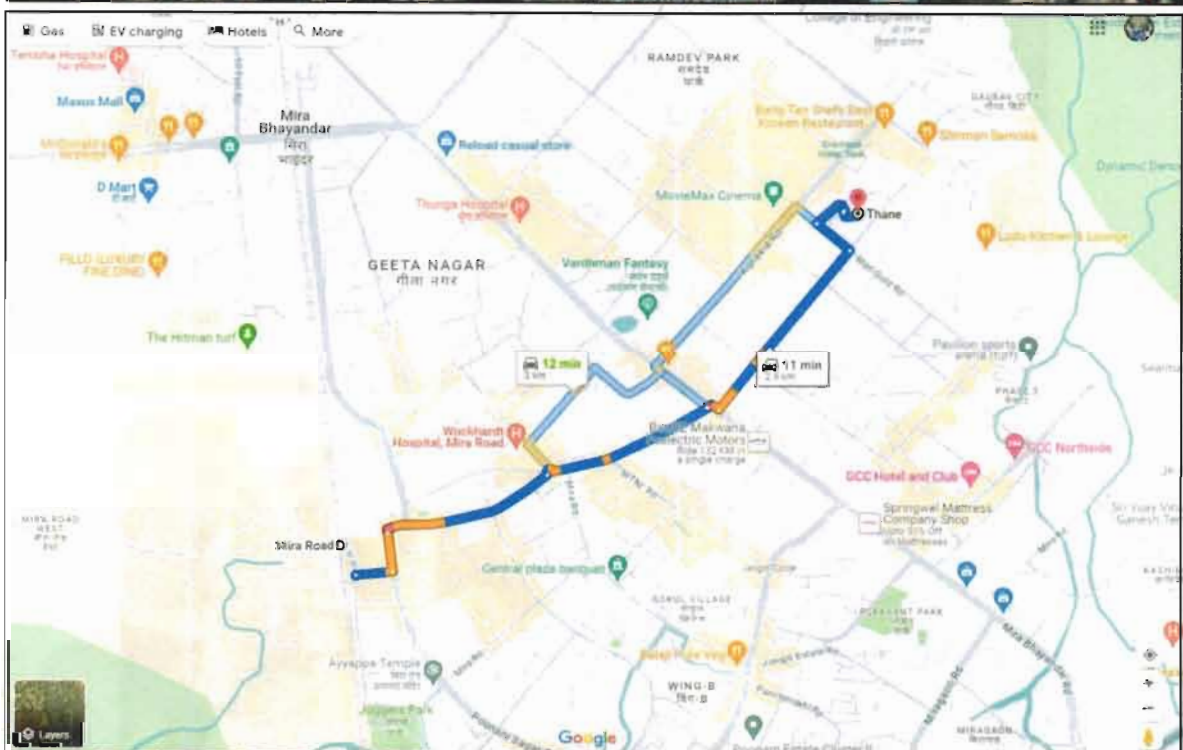


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°17'33.3"N 72°52'27.8"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.9 Km.)

Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	98,300.00			
No Increase by Flat Located on 4 th floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	98,300.00	Sq. Mt.	9,132.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	29,950.00			
The difference between land rate and building rate (A – B = C)	68,350.00			
Depreciation Percentage as per table (D) [100% - 09%] (Age of the Building – 09 Years)	91%			
Rate to be adopted after considering depreciation [B + (C x D)]	92,149.00	Sq. Mt.	8,561.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators


magicbricks Buy Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > ₹50 Sq-ft

Posted on Jan 05, 2018 Property ID: 648068

₹64.0 Lac EMI: ₹28k | [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in NC Shelter, Mira Road, Mumbai



1 Bed 1 Bath Unfurnished

Carpet Area: 370 sqft • ₹17,27/sqft

Floor: 3 (Out of 7 Floors)

Facing: North - West

Developer: **BNA NC Builders**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **NC Shelters**

Status: **Ready to Move**

Type Of Ownership: **Freehold**

[Contact Owner](#) [Book Site Visit](#)

Last contact made 1 day ago

Why buy in this project?

- New Golden Nest Bus Stop 1.3 Km
- Mira Road Railway Station 2.8 Km
- Thunga Hospital 1.5 Km

More Details

Price Breakup	₹64 Lac
Booking Amount	₹100000
Address	RNA NC Shelter Near Cinemax Beverly Park, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Cinemax, Mira Bhayandar highway, School, Shopping complex
Furnishing	Unfurnished
Flooring	Verified
Loan Offers	Estimated EMI: ₹28865


magicbricks Buy Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road > 1 BHK Flats for Sale in Mira Road > ₹50 Sq-ft

Posted on Jan 05, 2018 Property ID: 7548847

₹62.0 Lac EMI: ₹26k | [Get Loan offers from 34+ banks](#)

1 BHK 670 Sq-ft Flat For Sale Near Niharika, Mumbai



1 Bed 1 Bath 2 Balconies Semi-Furnished

Carpet Area: 430 sqft • ₹14,42/sqft

Floor: 5 (Out of 7 Floors)

Facing: East

Developer: **Sonam Builders**

Transaction Type: **Resale**

Furnished Status: **Semi-Furnished**

Project: **Golden Nest Phase XVI**

Status: **Ready to Move**

[Contact Agent](#) [Get Phone No.](#)

Last contact made 20 days ago

More Details

Price Breakup	₹62 Lac ₹3,00,000 Approx. Registration Charges ₹1,800 Monthly
Booking Amount	₹10 Lac
RERA ID	AVAILABLE
Address	Bhigamdar E, Mumbai, Niharika, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Niharika cottage and temple
Furnishing	Semi-Furnished
Flooring	Sonam Tiles, Granite, Verified

[View all Details](#)

Description Property available in new golden nest. It is 1 BHK apartment prime location of mira bhayander road. It is close to school market, mall shopping center temple church Jain temple and msa. [Read more](#)

[Contact Agent](#)

Sales Instance

3305393	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 10
05-01-2024		दस्त क्रमांक : 3305/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5468000	
(4) भू-मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड व्ही,विभाग 11/40,सदनिका क्र. 904,9वा मजला,बिल्डिंग नं. 3,सद्गुरू कॉम्प्लेक्स,बेव्हर्ली पार्क,सिनेमेक्स च्या जवळ,मिरा रोड पूर्व,ठाणे-401107,सद्गुरू कॉम्प्लेक्स बिल्डिंग नं. 1.2 आणि 3 को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड,क्षेत्रफळ 52.97 चौरस मीटर बिल्टअप,जुना सर्वे नं. 425,नवीन सर्वे नं. 100,हिस्सा नं. 2,3,4.((Survey Number : 100 ;))	
(5) क्षेत्रफळ	52.97 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:-अभिषेक विजय गावडे -- वय:-37 पत्ता:-प्लॉट नं: 904, माळा नं: 9वा मजला, बिल्डिंग नं. 3, इमारतीचे नाव: सद्गुरू कॉम्प्लेक्स, ब्लॉक नं: बेव्हर्ली पार्क, सिनेमेक्स च्या जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANEPG0840M 2): नाव:-रितिका अभिषेक गावडे -- वय:-35 पत्ता:-प्लॉट नं: 904, माळा नं: 9वा मजला, बिल्डिंग नं. 3, इमारतीचे नाव: सद्गुरू कॉम्प्लेक्स, ब्लॉक नं: बेव्हर्ली पार्क, सिनेमेक्स च्या जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALQPA2344A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीना जोसेफ -- वय:-43; पत्ता:-प्लॉट नं: बी7/103, माळा नं: -, इमारतीचे नाव: संस्कृती, ब्लॉक नं: बेव्हर्ली पार्क रोड, सिनेमेक्स च्या जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AWMPJ0819N 2): नाव:-शाइलस जोसेफ -- वय:-46; पत्ता:-प्लॉट नं: बी7/103, माळा नं: -, इमारतीचे नाव: संस्कृती, ब्लॉक नं: बेव्हर्ली पार्क रोड, सिनेमेक्स च्या जवळ, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ADPPJ9835Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3305/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	392000	
(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.	



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th 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 neighbourhood 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 ₹ 60,12,037.00 (Rupees Sixty Lakh Twelve Thousand Thirty Seven Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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: 2024.01.08 12:13:09 +05'30'

Auth. Sign.

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