

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Laxmidas Gangji Bhanushali**

Residential Flat No. 14 (Flat No. 104 as per site), 1st Floor, Type – D, Building No. D/7, "**Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.**", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'43.7"N 72°51'34.0"E

Valuation Prepared for:

Cosmos Bank




Malad (East) Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off. Daffatry Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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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. 14 (Flat No. 104 As per site), 1st Floor, Type – D, Building No. D/7, "Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Mr. Laxmidas Gangji Bhanushali**.

Boundaries of the property

| | | |
|-------|---|------------------------------------|
| North | : | Suvarna Building |
| South | : | Internal Road & Chandra Kiran CHSL |
| East | : | Saurya CHSL |
| West | : | Pradeep CHSL |

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 **₹ 24,61,750.00 (Rupees Twenty Four Lakh Sixty One Thousand Seven Hundred Fifty 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: 2024.01.08 17:50:29 +05'30'

Auth. Sign.



Our Pan India Presence at :

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Valuation Report of Residential Flat No. 14 (Flat No. 104 As per site), 1st Floor, Type – D, Building No. D/7,
"Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East),
Thane – 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 | 07.01.2024 |
| 3 | Name of the owner/ owners | Mr. Laxmidas Gangji Bhanushali |
| 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. 14 (Flat No. 104 As per site), 1 st Floor, Type – D, Building No. D/7, "Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India. Contact Person: Miss. Hemangi Pansari (Tenant Daughter's) |
| 6 | Location, street, ward no | Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107 |
| | Survey/ Plot no. of land | Survey No. 734 to 748 of Village – Bhayander |
| 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. = 200.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 215.00 (Area as per Agreement for Sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107 |
| 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. | 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? | Tenant Occupied – Mr. Rajesh Pansari Occupied since last 3 years |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Occupied |
| 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 | ₹ 8,000.00 Present 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 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 – 1988 (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: The flat under valuation is averagely maintained. At some places plaster is pilled out. | | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 08.01.2024 for Residential Flat No. 14 (Flat No. 104 As per site), 1st Floor, Type – D, Building No. D/7, "**Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.**", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Mr. Laxmidas Gangji Bhanushali**.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for sale dated 25.11.2020 between Mrs. Navalbai Morarji Nagda (Transferors) and Mr. Laxmidas Gangji Bhanushali (Transferees). |
| 2 | Copy of Occupancy Certificate dated 23.06.1988 issued by Mira Bhayander Municipal Corporation. |
| 3 | Copy of Property Tax Bill No. 10253112 dated 19.05.2023 for the year 2023-24 in the name of Mr. Laxmidas Gangji Bhanushali issued by BMC. |
| 4 | Copy of Society Maintenance Bill No. 2153 dated 01.12.2023 in the name of Mr. Laxmidas Gangji Bhanushali issued by Satyam Shantinagar Co-Op. Hsg. Soc. Ltd. |

LOCATION:

The said building is located at Survey No. 734 to 748 of Village – Bhayander, Taluka & District – Thane. The property falls in Residential Zone. It is at a walkable distance 600 Mtrs. from Mira Road railway station.

BUILDING:

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Normal. The building is used for residential purpose. 1st Floor is having 4 Residential Flats. The building is without Lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + WC + Bath + Passage (i.e., **1RK with WC + Bath**). The residential flat is finished with Partly Mosaic & Partly Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows with MS Grill & Casing Capping electrification & Concealed plumbing. The flat under valuation is averagely maintained. At some places plaster is pilled out.

Valuation as on 08th January 2024

| | | |
|---|----------|-----------------------|
| The Built Area of the Residential Flat | : | 215.00 Sq. Ft. |
|---|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 1988 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 36 Years |
| Cost of Construction | : | 215.00 X 2,500.00 = ₹ 5,37,500.00 |
| Depreciation $\{(100-10) \times 36 / 60\}$ | : | 54.00% |
| Amount of depreciation | : | ₹ 2,90,250.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 80,655.00 per Sq. M. i.e., ₹ 7,493.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 65,411.00 per Sq. M. i.e., ₹ 6,077.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 12,800.00 per Sq. Ft. |
| Value of property as on 08.01.2024 | : | 215.00 Sq. Ft. X ₹ 12,800.00 = ₹ 27,52,000.00 |

(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 08.01.2024 | : | ₹ 27,52,000.00 - 2,90,250.00 = ₹ 24,61,750.00 |
| Total Value of the property | : | ₹ 24,61,750.00 |
| The realizable value of the property | : | ₹ 22,15,575.00 |
| Distress value of the property | : | ₹ 19,69,400.00 |
| Insurable value of the property (215.00 X 2,500.00) | : | ₹ 5,37,500.00 |
| Guideline value of the property (215.00 X 6,077.00) | : | ₹ 13,06,555.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 14 (Flat No. 104 As per site), 1st Floor, Type – D, Building No. D/7, "Satyam Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector – 2, Shanti Nagar, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India. for this particular purpose at ₹ 24,61,750.00 (Rupees Twenty Four Lakh Sixty One Thousand Seven Hundred Fifty 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 ₹ 24,61,750.00 (Rupees Twenty Four Lakh Sixty One Thousand Seven Hundred Fifty 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 | Ground + 4 Upper Floors |
| 2 | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 1 st Floor |
| 3 | Year of construction | 1988 (As per Occupancy Certificate) |
| 4 | Estimated future life | 24 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 Aluminium sliding windows |
| 10 | Flooring | Partly Mosaic & Partly Vitrified flooring |
| 11 | Finishing | 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 | 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 | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18 | No. of lifts and capacity | No Lift |
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21 | Pumps- no. and their horse power | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Cement concrete in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System |

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Actual site photographs



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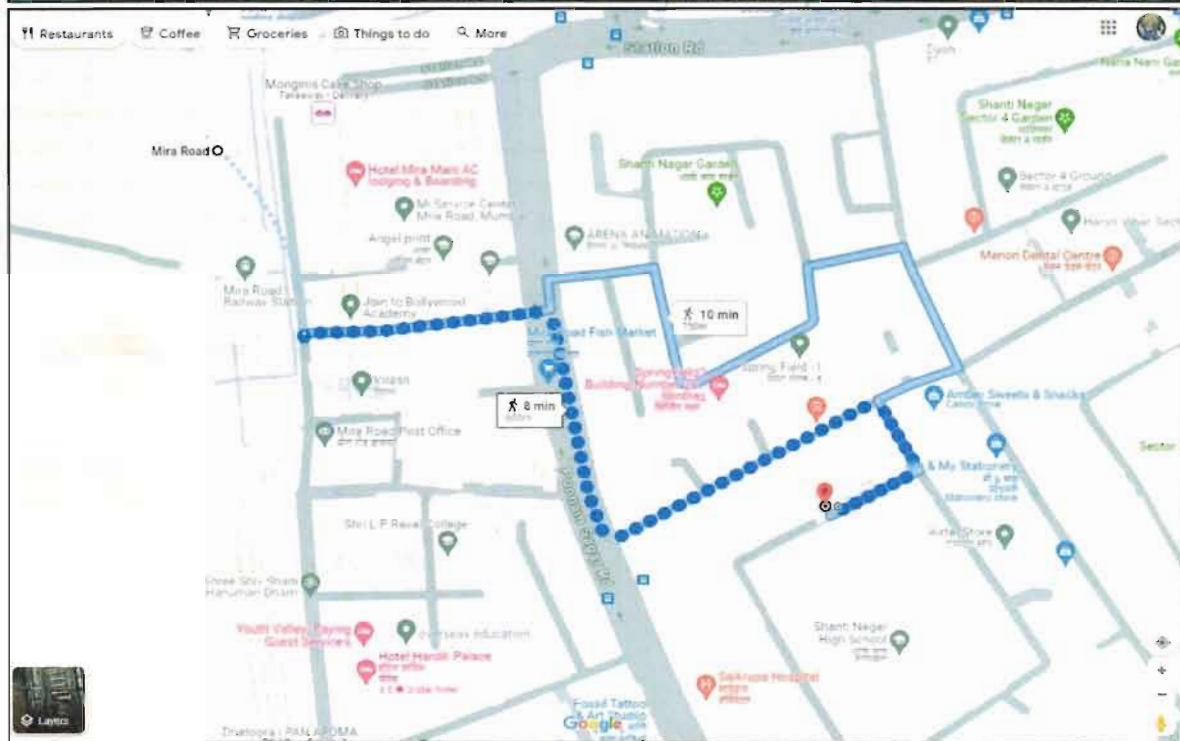
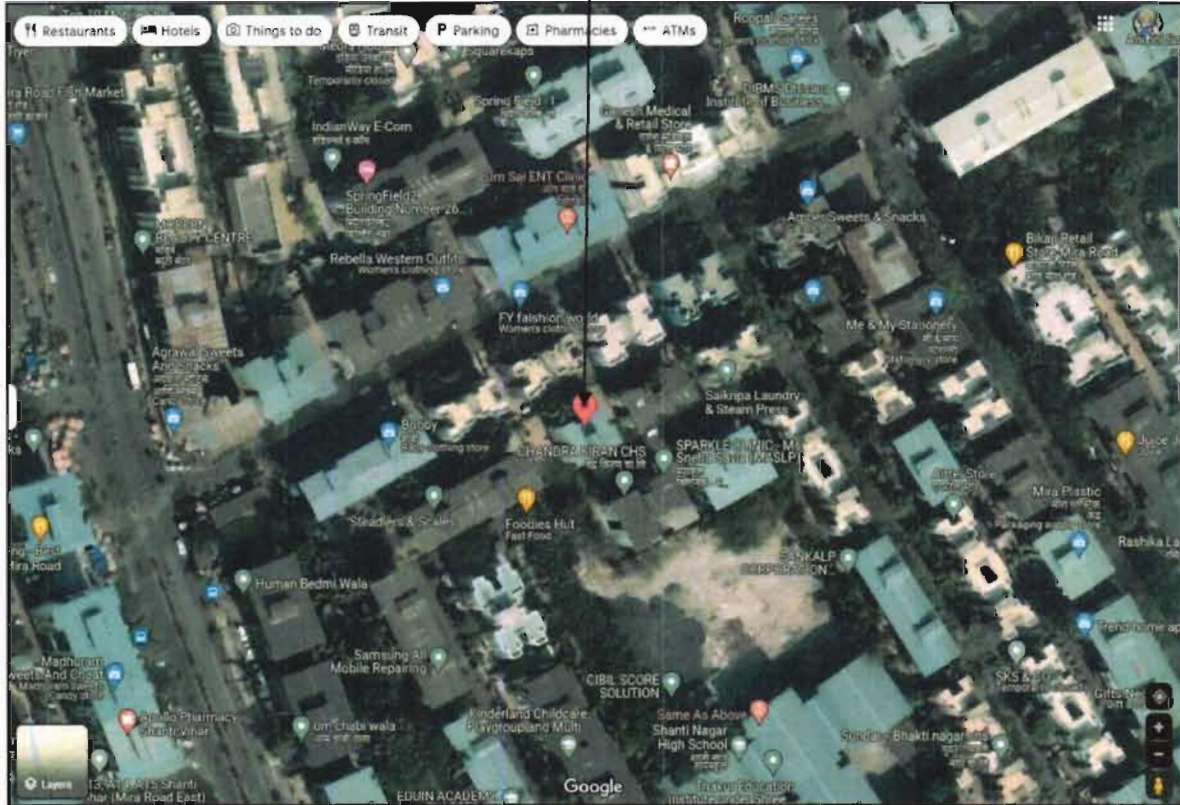
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Route Map of the property

Site u/r



Latitude Longitude - 19°16'43.7"N 72°51'34.0"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 600 Mtr.)

Ready Reckoner Rate

The screenshot shows the 'Valuation For Rural Area' interface on the Maharashtra Department of Registration & Stamps website. The 'Unit' dropdown menu is open, and 'Residence' is selected. Other options include Open Land, Office, Shop, and Industry. The interface also shows location details like District, Taluka, and Village/Zona.

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 84,900.00 | | | |
| Reduced by 5% on Flat Located on 1 st Floor | 4,245.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 80,655.00 | Sq. Mtr. | 7,493.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 37,100.00 | | | |
| The difference between land rate and building rate (A – B = C) | 43,555.00 | | | |
| Depreciation Percentage as per table (D) [100% - 35%] (Age of the Building – 35 Years) | 65% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 65,411.00 | Sq. Mtr. | 6,077.00 | Sq. Ft. |

Building not having lift

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

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

Table – D: Depreciation Percentage Table

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

Price Indicators

NOBROKER

1 RK Flat in Panchsri Chai For Sale in Mira Road East

₹ 35 Lac
₹ 26,533 Month
325 Sq.ft.

1 Bedroom
1 Bathroom
100 Sq.ft.
100 Sq.ft.

₹ 26,533 Month
₹ 35 Lac

View R.325
Instantly
Panchsri Chai
Full

Get Home Details

Price trends by NE estimate
Report error was not correct in this property
Labeled by Broker, build-out, wrong info

Overview

Level of Build up: 100 Sq.ft.
Flooring Type: Self Owned
Flooring: 100 Sq.ft.
Built-up Area: 100 Sq.ft.
Flooring Status: See

Activity On This Property

Similar Properties

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Mumbai > Mira Road > Flats > 1 RK > 1 RK Flats 275 Sq.ft.

1 RK Residential Apartment 275 Sq.ft. for Sale in Mira Road East, Mumbai

Mira Road, Mumbai - View Map

1 RK 1 Baths

₹ 35 Lac ₹ 12,727/Sq.ft.

ENQUIRY NOW GET PHONE NO.

Property Overview

Location: Mira Road, Mumbai
Bedrooms: 1 RK
Bathrooms: 1 Bath
Built Up Area: 275 Sq.ft.
Carpet Area: 275 Sq.ft.
Super Area: 275 Sq.ft.
Ownership: Individual
Sale Type: Resale
Type: Flats
Property on Floor: 1st

Yuvraj sinh Jam
Owner / +91-90823xxxxx

Please share your contact info i am:

Individual Agent
Name
Email Address
+91 Mobile Number
Message: I am interested in this property.

Sales Instance

| | | |
|---|---|----------------------------------|
| 1997376 | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. ठाणे 4 |
| 08-01-2024 | | दस्त क्रमांक : 19973/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn.63m |
| गावाचे नाव : भाईदर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 4500000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3230614.8 | |
| (4) भू-मापन,पोटहिस्सा व धारक्रमांक(असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे भाईदर वॉर्ड जे विभाग 1/13 जुना सर्वे न 742/2 नवीन सर्वे क्र 134/2 मध्ये सदनिका क्र 202 दुसरा मजला सी 36 परशुराम शांती नगर को हा सो ली सेक्टर नं 2 शांती नगर मीरा रोड पु एकुण क्षेत्रफळ 36.24 चो मी सदर दस्तास नमुद केलेल्या प्रमाणे((Survey Number जुना सर्वे न 742/2 नवीन सर्वे क्र 134/2 :)) | |
| (5) क्षेत्रफळ | 36.24 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. | 1): नाव:-राजा रमेश रायडू - - वय:-39 पत्ता:-प्लॉट नं: 202 , माळा नं: - , इमारतीचे नाव: परशुराम शांती नगर कॉ हा सो ली , ब्लॉक नं: सी 36 सेक्टर 2 शांती नगर , रोड नं: मिरारोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALSPR9896A | |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-हितेन चंद्रकांत पंचाल - - वय:-36; पत्ता:-प्लॉट नं: 103 , माळा नं: - , इमारतीचे नाव: अंजली शांती नगर कॉ हा सो ली , ब्लॉक नं: सेक्टर 8 शांती नगर , रोड नं: मिरारोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BCMPP6459F 2): नाव:-किंजल हितेन पंचाल - - वय:-34; पत्ता:-प्लॉट नं: 103 , माळा नं: - , इमारतीचे नाव: अंजली शांती नगर कॉ हा सो ली, ब्लॉक नं: सेक्टर 8 शांती नगर , रोड नं: मिरारोड , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AZYPP8221F | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 07/11/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 08/11/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 19973/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 315000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | | |



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 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 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 ₹ 24,61,750.00 (Rupees Twenty Four Lakh Sixty One Thousand Seven Hundred Fifty Only)

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

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 17:50:57 +05'30'

Auth. Sign.

Think.Innovate.Create