

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Subhash Yashwant More & Mrs. Shreya Subhash More**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing 'A', "**Mangalmurti Building**", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India.

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Latitude Longitude - 19°10'00.7"N 72°50'21.0"E

### Valuation Prepared for:

**Cosmos Bank**


**Kandivali (West) Branch**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India.



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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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing 'A', "Mangalmurti Building", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India belongs to **Mr. Subhash Yashwant More & Mrs. Shreya Subhash More.**

Boundaries of the property.

North	:	'B' & 'C' Wing of "Mangalmurti Building"
South	:	Under Construction Building
East	:	Internal Road
West	:	Meera's Empire

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 **₹ 41,23,170.00 (Rupees Forty One Lakh Twenty Three Thousand One Hundred Seventy 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: 2024.01.10 11:13:59 +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



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

Valuation Report of Residential Flat No. 302, 3rd Floor, Wing 'A', "Mangalmurti Building", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, 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 10.01.2024 for Bank Loan Purpose
2	Date of inspection	09.01.2024
3	Name of the owner/ owners	<b>Mr. Subhash Yashwant More &amp; Mrs. Shreya Subhash More</b>
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	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Wing 'A', "Mangalmurti Building", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Yashwant Laxman More (Owner's father) Contact No.: 9987842684
6	Location, street, ward no	Chhatrapati Sambhaji Maharaja Road, Prem Nagar Slum, Near Sanskardham College, Goregaon (West), Mumbai
7	Survey/ Plot no. of land	CTS No. 50 (pt) of Village Pahadi Goregaon
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 226.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 225.00 <b>Built-up Area in Sq. Ft. = 270.00</b> (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Chhatrapati Sambhaji Maharaja Road
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	N.A.
	<b>IMPROVEMENTS</b>	
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?	Tenant 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 SRA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mrs. Savita Dattaram Khade
	(ii) Portions in their occupation	Entire Flat

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 9,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Information not available
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	Information not available
29		Give details of the water and electricity charges, if any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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 law?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Construction – 2006 (As per Part

	year of completion	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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 10.01.2024 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing 'A', "**Mangalmurti Building**", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India belongs to **Mr. Subhash Yashwant More & Mrs. Shreya Subhash More.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 02.01.2024 between Mrs. Hemlata Bipin Parmar (Transferor) AND Mr. Subhash Yashwant More & Mrs. Shreya Subhash More (the Transferees). 6 Pages from Agreement for Sale
2	Copy of Part Occupancy Certificate No. SRA / ENG / 812 / PS / MHL dated 22.03.2006 issued by Slum Rehabilitation Authority.

### LOCATION:

The said building is constructed on the plot of land bearing CTS No. 50 (pt) of Village Pahadi Goregaon. The property falls in Residential Zone. It is at a travelling distance of 2 km. from Goregaon railway station.

### BUILDING:

The building under reference is having Ground + 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 is used for residential purpose. 3<sup>rd</sup> Floor is having 12 Residential Flats. The building has 1 lift.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of Living Room + Kitchen + Passage + WC + Bath (i.e., **1RK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 10<sup>th</sup> January 2024**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>270.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	270.00 X 2,700.00 = ₹ 7,29,000.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 1,96,830.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,60,470.00 per Sq. M. i.e. ₹ 14,908.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,45,413.00 per Sq. M. i.e. ₹ 13,509.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
<b>Value of property as on 10.01.2024</b>	<b>:</b>	<b>270.00 Sq. Ft. X ₹ 16,000.00 = ₹ 43,20,000.00</b>

(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)

<b>Depreciated fair value of the property as on 10.01.2024</b>	<b>:</b>	<b>₹ 43,20,000.00 - ₹ 1,96,830.00 = ₹ 41,23,170.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 41,23,170.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 37,10,853.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 32,98,536.00</b>
<b>Insurable value of the property (270 X 2,700.00)</b>	<b>:</b>	<b>₹ 7,29,000.00</b>
<b>Guideline value of the property (270 X 13,509.00)</b>	<b>:</b>	<b>₹ 36,47,430.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Wing 'A', "**Mangalmurti Building**", Goregaon Subhash Nagar Co-op. Hsg. Soc. Ltd., Near Sanskardham College, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India for this particular purpose at **₹ 41,23,170.00 (Rupees Forty One Lakh Twenty Three Thousand One Hundred Seventy Only)** as on **10<sup>th</sup> 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 **10<sup>th</sup> January 2024 is ₹ 41,23,170.00 (Rupees Forty One Lakh Twenty Three Thousand One Hundred Seventy 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 + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2006 (As per Part Occupancy Certificate)
4	Estimated future life	42 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
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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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

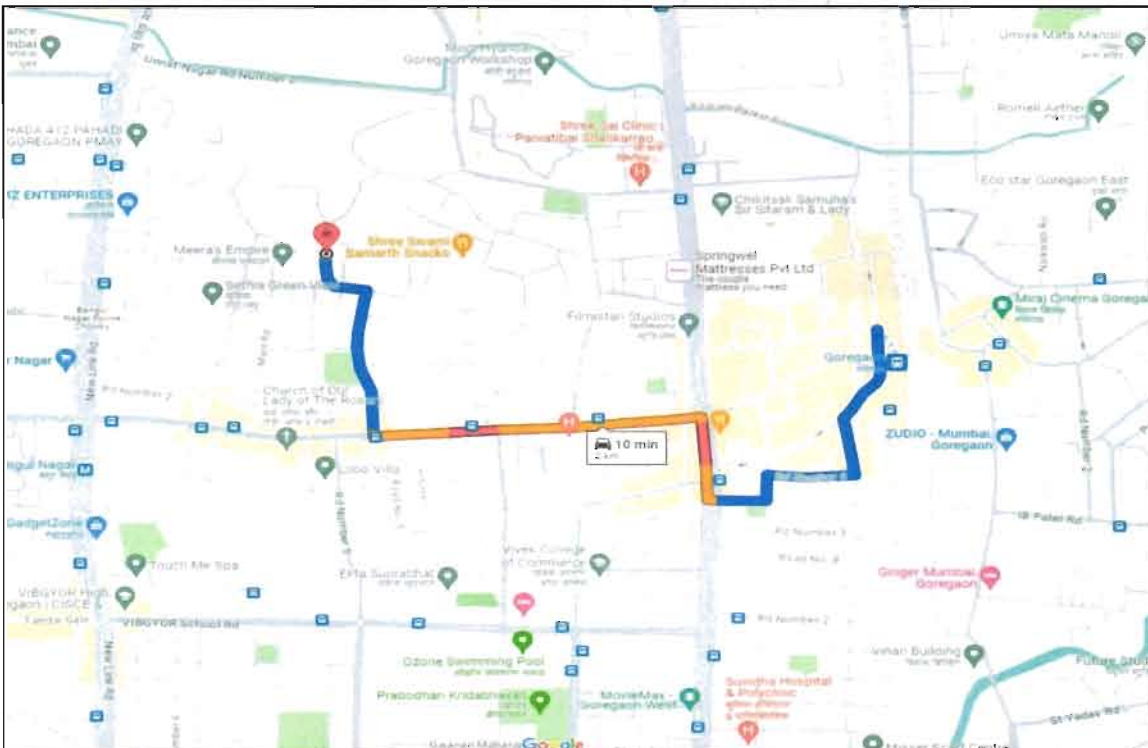
### Actual site photographs



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## Route Map of the property

Site, u/r



**Latitude Longitude - 19°10'00.7"N 72°50'21.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Goregaon – 2 km.)**

## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
<b>Annual Statement of Rates Ver. 2.0</b> ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )			
★ Home		Valuation Guidelines   User Manual	
Year	2023-2024	Language	English
Selected District	MumbaiSubUrban	Select Village	पहाडी-नोरेगाव पश्चिम ( बोरीवली )
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location	Enter Survey No	50
<input type="button" value="Search"/>			
व्यवस्थापक	सुरणी	निवाडी	पुस्तक
57/265-मुभाण	76820	160470	84550/218300
उत्तरेस पाडावकी इ.द. पुर्वेस एस इ.टी. रोड, दक्षिणेस पाडावकी इ.द. व पश्चिमेस लिंक रोड.			160470
			की मीटर
			वि.टी.एस नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,60,470.00			
No Increase for flat located on 3 <sup>rd</sup> floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,60,470.00</b>	<b>Sq. Mtr.</b>	<b>14,908.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	76,820.00			
The difference between land rate and building rate (A – B = C)	<b>83,650.00</b>			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	<b>82%</b>			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,45,413.00</b>	<b>Sq. Mt.</b>	<b>13,509.00</b>	<b>Sq. Ft.</b>

### 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

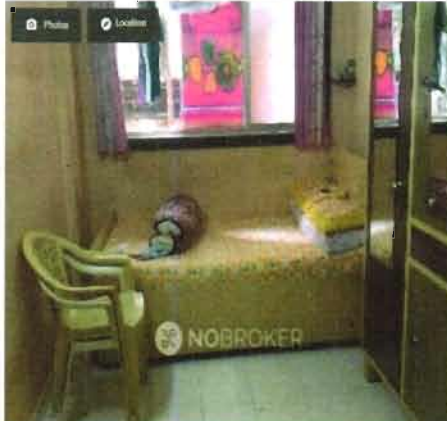



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**1 RK Flat in Mangal Murthy Co-Operative Housing Society For Sale In Goregaon West**

Mangal Murthy (PWC) Co-Op. Hsg. Socy. Goregaon West, Mumbai, Maharashtra 400 042 India

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon West / 1 RK Flat for Sale in Goregaon West / Property Details

Neighborhood: **WESCO IT Park** / **Insolent Hall Road** / **Wipro ITY** / **Laxmi Cinema (Mumbai)** / **Goregaon Station (E)**

**₹ 40 Lacs**  
₹ 40,00,000

**₹ 22,825/Month**  
Estimated EMV

**280**  
Sq.Ft

**1 Bedroom**  
1 Bed Room

**1 Bathroom**  
1 Bath Room

**NA**  
Car

**Bike and Car**  
₹ 10 Lak

**Nov 7, 2023**  
Created

**Immediately**  
Transaction

**Mangal Murthy Co**  
Co-operative

**None**  
₹ 10 Lak

[Get Owner Details](#)

**Price trends by NBEstimate**

**Report what was not correct in this property**

Listed by Broker   Sold Out   Wrong Info

**Overview**


Age of Building	>10 Years	Ownership Type	Self Owned
Homeowner Charges	₹ 1.7 Per Sq.Ft/M	Flooring	Wooded Tiles
Built-up Area	280 Sq.Ft	Carpet Area	200 Sq.Ft

**Activity On This Property**

632   **1**   1, 2

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**1 RK Flat in Caundevi Sra Goregaon West For Sale In Goregaon West**

Caundevi Sra Goregaon West

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon West / 1 RK Flat for Sale in Goregaon West / Property Details

Neighborhood: **WESCO IT Park** / **Laxmi Cinema Park** / **Insolent Hall Road** / **Wipro ITY** / **Goregaon Station (E)**

**₹ 35 Lacs**  
₹ 35,00,000

**₹ 31,822 Monthly**  
Estimated EMV

**280**  
Sq.Ft

**1 Bedroom**  
1 Bed Room

**1 Bathroom**  
1 Bath Room

**NA**  
Car

**None**  
₹ 10 Lak

**Nov 21, 2023**  
Created

**Immediately**  
Transaction

**Caundevi Sra Co-op**  
Co-operative

**None**  
₹ 10 Lak

[Get Owner Details](#)

**Price trends by NBEstimate**

**Report what was not correct in this property**

Listed by Broker   Sold Out   Wrong Info

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Homeowner Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Wooded Tiles
Built-up Area	280 Sq.Ft	Carpet Area	200 Sq.Ft

**Activity On This Property**

107   **1**   0

View All   View All

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## Sales Instance

1/9/24, 3:26 PM

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170324	<b>सूची क्र.2</b>	दुय्यम निबंधक - सह दु.नि. बोरीवली ।
09-01-2024		दस्त क्रमांक 170/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office		नोदणी Regn.63m
<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3816314.45	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 205. माळा नं: 2 रा मजला,बी विंग,मंगलमुर्ती बिल्डिंग, इमारतीचे नाव: गोरेगाव सुभाष नगर को ऑप हौ सोसा ली. ब्लॉक नं: गोरेगाव पश्चिम मुंबई 400104. रोड : तीन डोंगरी,संस्कारधाम कॉलेज जवळ, इतर माहिती: सदनिकेचे क्षेत्रफळ 225 चौ फुट कार्पेट (270 चौ फुट बिल्टअप)( ( C.T.S. Number : 50 (pt) ; ) )	
(5) क्षेत्रफळ	25.09 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.-नवीन वाघजी निसर वय:-54 पत्ता:-प्लॉट नं: 205, माळा नं: 2 रा मजला,बी विंग, मंगलमुर्ती बिल्डिंग, इमारतीचे नाव: गोरेगाव सुभाष नगर सि एच एस एल, ब्लॉक नं गोरेगाव पश्चिम मुंबई, रोड नं: संस्कारधाम कॉलेज जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AADPN9730H	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रणित दिनेश महाडिक वय:-29, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव घोनसे, पोस्ट चिखलप, घोनसे, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड -402113 पॅन नं:-CHRP1847D 2): नाव.-विजया दिनेश महाडिक वय:-24, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शिव भक्त मित्र मंडळ, ब्लॉक नं: गोरेगाव पश्चिम मुंबई 400104, रोड नं: तीन डोंगरी, ओल्ड हनुमान नगर, महाराष्ट्र, MUMBAI पिन कोड:-400104 पॅन नं:-FRNPM3012D	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	170/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000	
(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.	

[https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2\\_RegLive.aspx](https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx)

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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 **10<sup>th</sup> 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.



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### 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 ₹ 41,23,170.00 (Rupees Forty One Lakh Twenty Three Thousand One Hundred Seventy 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: 2024.01.10 11:14:14 +05'30'

Auth. Sign.

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