

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Terence John D'Souza & Lawrence John D'Souza**

Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104,  
R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village - Majiwade,  
Thane (West), Taluka & District - Thane, PIN Code - 400 610,  
State - Maharashtra, Country - India

Latitude Longitude - 19°13'24.2"N 72°58'05.6"E

### Valuation Done for:

**Cosmos Bank**

**Naupada Branch**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,  
State - Maharashtra, Country - India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

Vastu/Mumbai/01/2024/006282/2304681  
25/15-383-PABS  
Date: 25.01.2024

## VALUATION OPINION REPORT

The property bearing Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104, R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State - Maharashtra, Country - India belongs to Terence John D'Souza & Lawrence John D'Souza.

### Boundaries of the property.

North : House No. D - 4, Plot No. 109  
South : Internal Road & House No. A - 23, Plot No. 104  
East : House No. D - 4, Plot No. 103  
West : House No. D - 4, Plot No. 105

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 ₹ 52,31,100.00 (Rupees Fifty-Two Lakh Thirty-One Thousand One Hundred 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: 2024.01.25 17:13:25 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



www.vastukala.org

### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

Valuation Report of Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104, R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 610, 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 25.01.2024 for Bank Loan Purpose
2	Date of inspection	11.01.2024
3	Name of the owner/ owners	<b>Terence John D'Souza &amp; Lawrence John D'Souza</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 not available)
5	Brief description of the property	<b>Address:</b> Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104, R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 610, State - Maharashtra, Country - India.  <b>Contact Person:</b> Terence John D'Souza (Owner) Contact No. - 9930783998
6	Location, street, ward no	R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2
	Survey/ Plot no. of land	Cluster No. AD - 104
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	Ground Floor Carpet Area in Sq. Ft. = 235.00 Varanda Area in Sq. Ft. = 44.00 1 <sup>st</sup> Floor Area in Sq. Ft. = 324.00 Terrace Area in Sq. Ft. = 70.00

		Total Carpet Area in Sq. Ft. = 673.00 (Area as per Actual Site Measurement) <b>Built Up Area in Sq. Ft. = 371.00 (34.49 Sq.M)</b> (Area as per MHADA Layout Plan)
13	Roads, Streets or lanes on which the land is abutting	R.S.C. – 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2
14	If freehold or leasehold land	Leasehold
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	MHADA As per Agreement
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	Attached
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan Document No. T.M.C. / T.D.D. / 3285 / VP No. 4549 dated 17.01.1994 issued by Thane Municipal Corporation.
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	

	(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	₹ 11,000/- 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?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<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 Core House in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.

	up on, the basis of arriving at the land rate	
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1994 (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.
	<b>Remark:</b> 1. <u>As per the MHADA layout plan, the permissible Built up area of the Core House is 371.00 Sq. Ft. (34.49 Sq.M) but as per site inspection the Carpet area is 673.00 Sq. Ft. comprising of ground floor, Varanda, extended 1<sup>st</sup> Floor, Terrace area covered with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we are considering area as per approved Layout plan only for the purpose of valuation.</u>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 25.01.2024 for Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104, R.S.C. – 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village – Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Terence John D'Souza & Lawrence John D'Souza**.

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

1	Copy of Gift Deed dated 01.07.2021 b/w Smt. Philomena John D'souza (Donor) and Terence John D'Souza & Lawrence John D'Souza (Donee)
2	Copy of Occupancy Certificate Document No. T.M.C. / T.D.D. / 3285 / VP No. 4549 dated 17.01.1994 issued by Thane Municipal Corporation.
3	Copy of Approved Plan Document No. T.M.C. / T.D.D. / 3285 / VP No. 4549 dated 17.01.1994 issued by Thane Municipal Corporation.

### LOCATION:

The said building is located at Cluster No. AD - 104, R.S.C. – 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village – Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.9 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 1 Upper Floor is covered with AC Sheet roofing. It is a load bearing Structure and Terrace covered with AC Sheet Roofing. The walls are having sand faced plaster from outside. The staircase is of Load bearing structure. The Row House external condition is normal. The property is used for residential purpose.

**Residential Row House:**

The residential Row House under reference is situated on the Ground + 1st Upper Floor. Ground Floor consists of Living Room + Kitchen + Bathroom + W.C. and Varanda Area & 1<sup>st</sup> Floor consist of 1 Bedroom + Storage Room + Toilet + Terrace Area is covered with AC Sheet roofing and used as residential purpose. The residential Row House is finished with Kota Stone Flooring & Vitrified tiles flooring, Teak wood door frame with flush doors with MS safety door, Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

**Valuation as on 25th January 2024**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>371.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	1994 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	30 Years
Cost of Construction	:	371.00 Sq. Ft. X ₹ 2,000.00 = ₹ 7,42,000.00
Depreciation $\{(100-10) \times 30 / 60\}$	:	45.00%
Amount of depreciation	:	₹ 3,33,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,600.00 per Sq. M. i.e. ₹ 12,783.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,08,740.00 per Sq. M. i.e. ₹ 10,102.00 per Sq. Ft.
Prevailing market rate	:	₹15,000.00 per Sq. Ft.
<b>Value of property as on 25.01.2024</b>	<b>:</b>	<b>371.00 Sq. Ft. X ₹ 15,000.00 = ₹ 55,65,000.00</b>

Think.Innovate.Create

(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 25.01.2024	: ₹ 55,65,000.00 (-) ₹ 3,33,900.00 = ₹ 52,31,100.00
Total Value of the property	: ₹ 52,31,100.00
The realizable value of the property	: ₹ 47,07,990.00
Distress value of the property	: ₹ 41,84,880.00
Insurable value of the property	: ₹ 7,42,000.00
Guideline Value of the property	: ₹ 37,47,842.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Core House No. D - 4, "Majiwade Himalaya Co-op. Hsg. Soc. Ltd.", Cluster No. AD - 104, R.S.C. - 5, MHADA, Swami Vivekanand Nagar, Pokhran Road No. 2, Village – Majiwade, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India for this particular purpose at ₹ 52,31,100.00 (Rupees Fifty-Two Lakh Thirty-One Thousand One Hundred Only) as on 25th 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 25th January 2024 is ₹ 52,31,100.00 (Rupees Fifty Two Lakh Thirty One Thousand One Hundred 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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 1st Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Row House situated on Ground + 1st Upper Floor
3.	Year of construction	1994 (As per Occupancy Certificate)
4.	Estimated future life	30 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Load bearing structure with A.C. Sheet roofing
6.	Type of foundations	Load bearing structure with A.C. Sheet roofing
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 doors with MS safety door, Aluminium sliding windows
10.	Flooring	Kota Stone Flooring & Vitrified flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	Load bearing structure with A.C. Sheet roofing
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	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	N.A.
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	Not provided
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

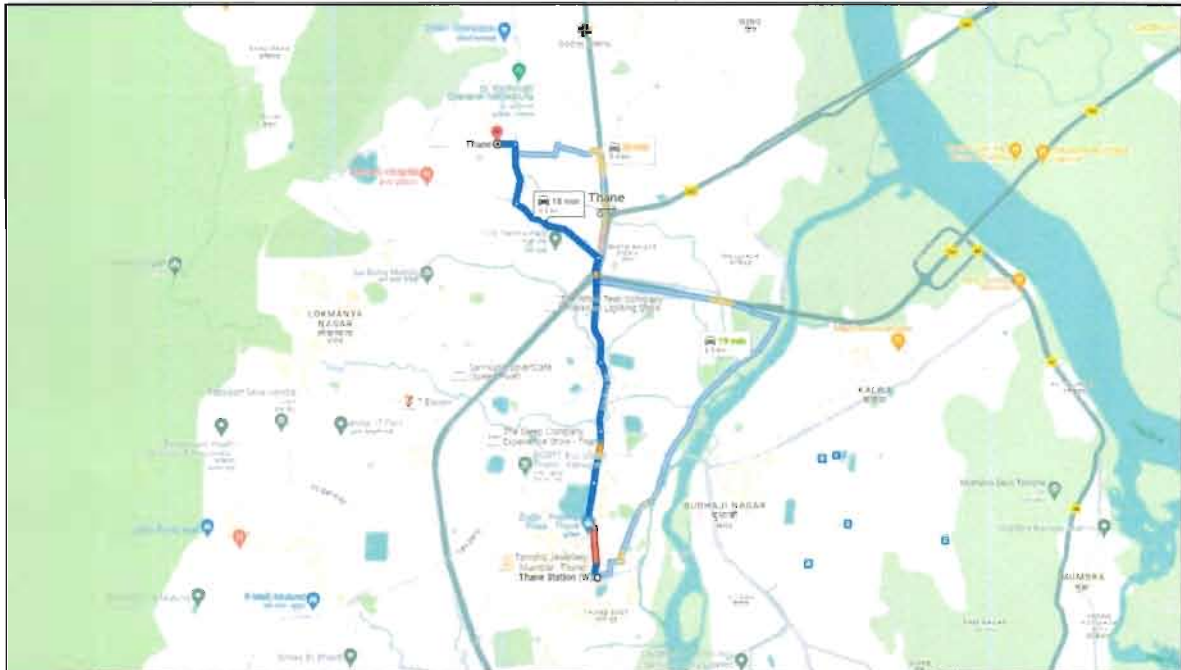


## Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°13'24.2"N 72°58'05.6"E

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 4.9 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : MAJIWADA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	4B) Properties of Village Majiwada Touching Thane Creek (Part) C.T.S No.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	6/27	41400	137600	154700	172800	154700
632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699						
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 20, 21, 73A, 73B, 74, 75, 84, 85, 86, 87, 88, 89, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 109, III, II2						

Think.Innovate.Create

# Sales Instance

सूची क्र.2		दस्तावेज संख्या: 546/2023
26-01-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.		
<b>गावाचे नाव : माधिवडे</b>		
1) क्षेत्राचा प्रकार	अतिरिक्त रू संत	
2) क्षेत्राचा	430000	
3) आकारमान (मिटर/फुट/चाच/वाक्यावधान/अकरावीं ठरावी वी वट्ट/दर न मनु करावी)	435000	
4) प्लान/वैधानिक/समाधानिक/अवधानिक	1) पॉलिग्रेव्ह-महा ठरावी म न बा हुदर वॉरन सट्टिका न- 13 वॉरि न 119 भागा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड - पोखरन रॉड न-2, ठरावी मॅसिमा ( Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt. )	
5) क्षेत्राचा	30 चौ मीटर	
6) आकारमान किंवा चुकी इतरांचे अर्थ		
7) इमारतीचा बाण रचना वा विधान इतरांचे पदा विधानी पदावाचक पुढीलप्रमाणे किंवा अर्थ अवाचक अतिरिक्तचे नाव व रक	1) नाव- रॉड नुसणव कुठि... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.) 2) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.)	
8) इमारतीचा बाण रचना वा विधान इतरांचे पदा विधानी पदावाचक पुढीलप्रमाणे किंवा अर्थ अवाचक अतिरिक्तचे नाव व रक	1) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.) 2) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.)	
9) इमारतीचा बाण विधानाचा दिनांक	10/02/2023	
10) इतर वैधानिक विधानाचा दिनांक	10/01/2023	
11) अनुप्रमाण खर व रक	546/2023	
12) आकारमान/व्यापारी मूला मूला	315000	
13) आकारमान/व्यापारी मूला मूला	30000	
14) टीका		
मुद्रांक/मालवणी विधाना इतरांचे अर्थ		
मुद्रांक मूला आकारमान/विधानाचा अनुबंध	(i) within the limits of any Municipal Corporation or any Cantonment area situated in it.	

सूची क्र.2		दस्तावेज संख्या: 546/2023
26-01-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office.		
<b>गावाचे नाव : माधिवडे</b>		
1) क्षेत्राचा प्रकार	अतिरिक्त रू संत	
2) क्षेत्राचा	430000	
3) आकारमान (मिटर/फुट/चाच/वाक्यावधान/अकरावीं ठरावी वी वट्ट/दर न मनु करावी)	435000	
4) प्लान/वैधानिक/समाधानिक/अवधानिक	1) पॉलिग्रेव्ह-महा ठरावी म न बा हुदर वॉरन सट्टिका न- 13 वॉरि न 119 भागा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड - पोखरन रॉड न-2, ठरावी मॅसिमा ( Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt. )	
5) क्षेत्राचा	30 चौ मीटर	
6) आकारमान किंवा चुकी इतरांचे अर्थ		
7) इमारतीचा बाण रचना वा विधान इतरांचे पदा विधानी पदावाचक पुढीलप्रमाणे किंवा अर्थ अवाचक अतिरिक्तचे नाव व रक	1) नाव- रॉड नुसणव कुठि... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.) 2) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.)	
8) इमारतीचा बाण रचना वा विधान इतरांचे पदा विधानी पदावाचक पुढीलप्रमाणे किंवा अर्थ अवाचक अतिरिक्तचे नाव व रक	1) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.) 2) नाव- मूळावॉरि मूळावाचक विधान... 30-40 रक. वॉरि न 119 भागा न- 13, मळा न लक मळा, इमारतीचे नाव- माधिवडे पणकी को ऑफ हौसिंग सोसायटी ली, बॉक न- सार्गी विकसनट मर-मूळा काळाहा वॉरिद्वार, रॉड न- 2, ठरावी मॅसिमा (Survey Number 170/2,4,5 pt. 174,4,5 pt. 169/2 pt.)	
9) इमारतीचा बाण विधानाचा दिनांक	24/02/2024	
10) इतर वैधानिक विधानाचा दिनांक	24/02/2024	
11) अनुप्रमाण खर व रक	1520/2024	
12) आकारमान/व्यापारी मूला मूला	342000	
13) आकारमान/व्यापारी मूला मूला	30000	
14) टीका		
मुद्रांक/मालवणी विधाना इतरांचे अर्थ		
मुद्रांक मूला आकारमान/विधानाचा अनुबंध	(i) within the limits of any Municipal Corporation or any Cantonment area situated in it.	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 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 ₹ 52,31,100.00 (Rupees Fifty Two Lakh Thirty One Thousand One Hundred 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: 2024.01.25 17:13:42 +05'30'

Auth. Sign.

Think.Innovate.Create