

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Buyers: **Mr. Dipesh Shashikant Jethwa & Mr. Shashikant Jadhav Jethwa**

Name of Owners: **Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki**

Shop No. 2, Ground Floor, B- Wing "New Akshay Apartments Co-op. Hsg. Soc. Ltd."
638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India.

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Latitude Longitude - 19°06'20.3"N 72°50'55.4"E

Valuation Done for:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, 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

VALUATION OPINION REPORT

The property bearing Shop No. 2, Ground Floor, B- Wing "New Akshay Apartments Co-op. Hsg. Soc. Ltd." 638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India belongs **Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki.** Name of proposed purchasers is **Mr. Dipesh Shashikant Jethwa & Mr. Shashikant Jadhav Jethwa.**

Boundaries of the property.

North : Kamal Kunj Building
South : G B Indulkar Road
East : Tejpal Scheme Main Road
West : Residential Building

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 **₹ 61,29,900.00 (Rupees Sixty One Lakh Twenty Nine Thousand Nine 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
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: 2024.01.24 18:55:05 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Shop No. 2, Ground Floor, B- Wing "**New Akshay Apartments Co-op. Hsg. Soc. Ltd.**" 638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, 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 24.01.2024 for Banking Purpose
2	Date of inspection	19.01.2024
3	Name of the owner/ owners	Name of Proposed Buyers: Mr. Dipesh Shashikant Jethwa & Mr. Shashikant Jadhav Jethwa Name of Owners: Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	<u>Address:</u> Shop No. 2, Ground Floor, B- Wing " New Akshay Apartments Co-op. Hsg. Soc. Ltd. " 638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Dipesh Jethwa (Client) Contact No. - 9867412651
6	Location, street, ward no	638 Tejpal Scheme, Vile Parle (East)
	Survey/ Plot no. of land	CTS No. 638/A of Village – Vile Parle (East)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential & Commercial 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. = 171.00 (Area as per actual site measurement)

		Built Up Area in Sq. Ft. = 175.00 (As per Draft Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	638 Tejpal Scheme, Vile Parle (East)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	Details not provided
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	Details not provided
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	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 Commercial Shop 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	Year of Completion – 2000 (Approx.)
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, Vile parle (East) Branch to assess fair market value as on 24.01.2024 for Shop No. 2, Ground Floor, B- Wing "New Akshay Apartments Co-op. Hsg. Soc. Ltd." 638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India belongs **Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki**. Name of proposed purchasers is **Mr. Dipesh Shashikant Jethwa & Mr. Shashikant Jadhav Jethwa**.

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale for the month of December 2023 between Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki (the Transferors) AND Mr. Dipesh Shashikant Jethwa & Mr. Shashikant Jadhav Jethwa (the Transferees).
2	Copy of Full Occupancy Certificate No. CE / 6983 / WS / AK dated 31.12.2004 for the full development work of additions and alterations to existing building issued by Municipal Corporation of Greater Mumbai.
3	Copy of Share Certificate No. 016 dated 21.03.2004 in the name of Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki issued by New Akshay Apartments Co-op. Hsg. Soc. Ltd.
4	Copy of Maintenance Bill No. 107 dated 01.10.2023 in the name of Mr. Kishor Manilal Solanki, Mr. Hasmukh Manilal Solanki & Mr. Chandresh Manilal Solanki issued by New Akshay Apartments Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at CTS No. 638/A of Village – Vile Parle (East), Taluka – Andheri & District –Mumbai Suburban. The property falls in Residential & Commercial Zone. It is at a travelling distance 900 Mtr. from Vile Parle railway station.

BUILDING:

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for Residential & Commercial purpose. The building is having 2 lifts.

Shop:

The commercial shop under reference is situated on the Ground Floor. It consists of Working area. The Shop is finished with Vitrified tile flooring, MS rolling Shutter with Glass door & Conceal electrification. The shop condition is Normal.

Valuation as on 24.01.2024

The Built Up Area of the Commercial shop	:	175.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 years
Cost of Construction	:	175.00 Sq. Ft. X ₹ 2,700.00 = ₹ 4,72,500.00
Depreciation $\{(100-10) \times 24 / 60\}$:	36%
Amount of depreciation	:	₹ 1,70,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,50,494.00 per Sq. M. i.e. ₹ 32,562.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,73,431.00 per Sq. M. i.e. ₹ 25,402 per Sq. Ft.
Prevailing market rate	:	₹ 36,000.00 per Sq. Ft.
Value of property as on 24.01.2024	:	175.00 Sq. Ft. X ₹ 36,000.00 = ₹ 63,00,000.00

(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 24.01.2024	:	₹ 63,00,000.00 - ₹ 1,70,100.00 = ₹ 61,29,900.00
Total Value of the property	:	₹ 61,29,900.00
The realizable value of the property	:	₹ 55,16,910.00
Distress value of the property	:	₹ 49,03,920.00
Insurable value of the property	:	₹ 4,72,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Shop No. 2, Ground Floor, B- Wing "New Akshay Apartments Co-op. Hsg. Soc. Ltd." 638 Tejpal Scheme, Main Road, Vile Parle (East), Mumbai - 400 057, State – Maharashtra, Country – India for this particular purpose at **₹ 61,29,900.00 (Rupees Sixty One Lakh Twenty Nine Thousand Nine Hundred Only).**

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 **24.01.2024 is ₹ 61,29,900.00 (Rupees Sixty One Lakh Twenty Nine Thousand Nine 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a commercial shop situated on 1st Floor
3	Year of construction	2000 (Approx.)
4	Estimated future life	36 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	MS Rolling Shutter with Glass door
10	Flooring	Vitrified tile 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	Conceal
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

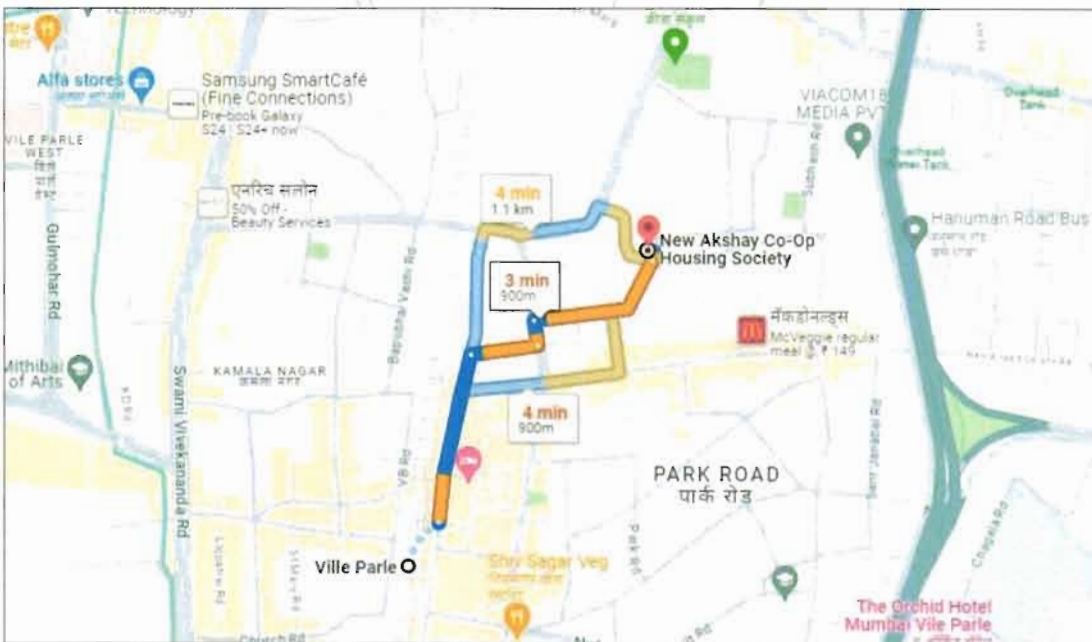
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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°06'20.3"N 72°50'55.4"E


Note: The Blue line shows the route to site from nearest railway station (Vile parle – 900 Mrs.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: 2023-2024
Language: English

Selected District: MumbaiSubUrban

Select Village: विलपाळ पूर्व (अंधरा)

Search By: Survey No. Location

Enter Survey No: 638 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस/दुकाने	औद्योगिक	एकक (Sq.ft)	Attribute
36/183-धुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230	315900	215850	चौ. मीटर सि.टी.एस नंबर

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Price Indicator

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₹85.0 Lac ₹1777/sqft EMI - ₹32k | Get Loan offers from 34+ banks **PREMIER LOCALITY**

Commercial Shop For Sale in **Vile Parle East, Mumbai**

Ground Floor | Overlooking Main Road | Unfurnished

Super Area 225 sqft ₹17,78/sqft	Carpet Area 200 sqft ₹42,500/sqft	Floor Ground (Out of 7 Floors)
Property Age 15 to 20 years	Units On Floor 5	Suitable For Clinic, Salon/Spa, Grocery Shop, Meat Shop, Stationary Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop

11 Photos

Main Road Facing

Contact Owner Book Site Visit

Last contact made 1 day ago

More Details

Price **₹85 Lac**

HOUSING.com Commercial in Mumbai Vile Parle East Add

₹70.0 L

85 sq.ft Shop, Vile Parle East, Mumbai

85 Sq Ft Carpet Area | 4.29% P.A. Current Rate | Cooperative Society Ownership | Others Location Hub | GF/ 5 Floors Floors

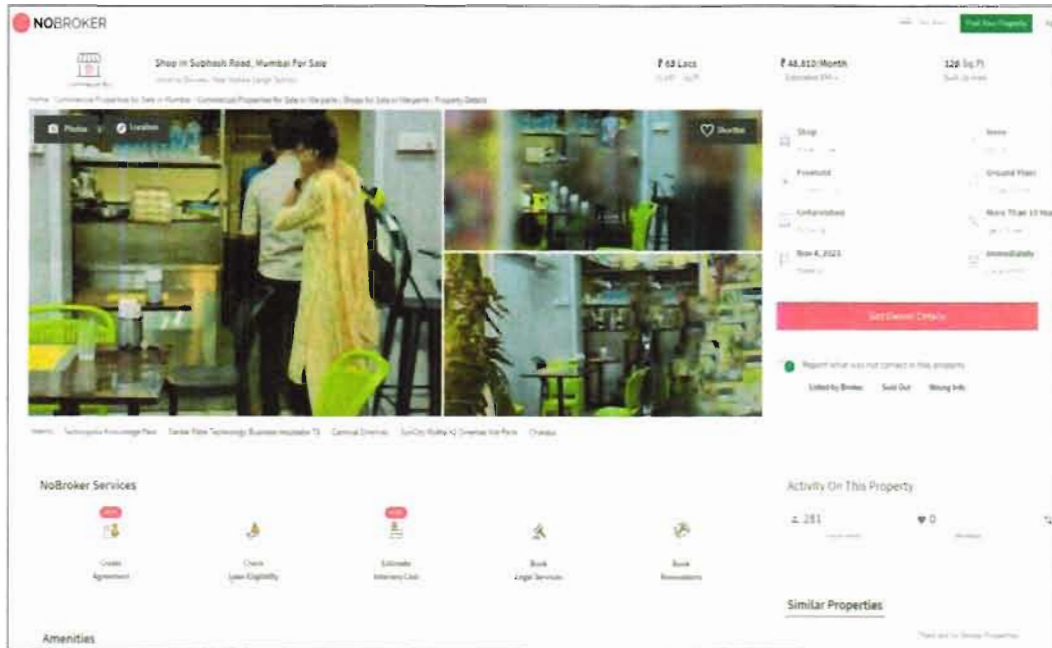
ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

About the property

A ready to move commercial Shop is available for sale in Vile Parle East of Mumbai. It is a pre leased commercial space with a carpet area of 85.0 square feet. It is equipped with contemporary facilities such as Power Backup, Cafeteria/Food court, and internet Connectivity. The facilities also include:

Contact Seller **Ramesh Pawar**

Price Indicator



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Sale Indicator

15195		सूची क्र.2		दुग्धम निबंधक : सह दु.नि. अंधेरी 4	
16-01-2024				दस्ता कमांक : 15195/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRC office.					
				नोंदणी : Regn.63m	
गावाचे नाव : विलेपार्ले					
(1) विलेपार्ले प्राकार	करार रोड				
(2) मोबदला	2600000				
(3) बाजारभावाच्या बाबतचे टिपणे (आपण कोणतेहीही पट्टे देऊन नमूद करावे)	25281487.42				
(4) भू-मापन क्षेत्राचा अंश (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: दुकान नं: 03, माळा नं: तळमजला, ए विंग, इमारतीचे नाव: शीतल सुर्यप्रकाश, ब्लॉक नं: विलेपार्ले पूर्व मुंबई 400057, रोड : इतर माहिती: दुकान क्षेत्र 923.12 चौ फुट रेरा कारपेट ((C.T.S. Number : 63-A-63-A-1 to 20.))				
(5) क्षेत्रफळ	60.22 चौ मीटर				
(6) आकारणी किंवा जुडी देण्यात येणारे					
(7) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	1) नाव: अहमद सुबुखान मुहमद ए. वय: 44, पत्ता: प्लॉट नं: 11, माळा नं: 2, पश्चिम, इमारतीचे नाव: मंगलिका को-ऑपरेटिव्ह सोसायटी, ब्लॉक नं: कोकोपट्टी, रोड नं: कोकोपट्टी रोड, महावाष्ट्र, मुंबई, पिन कोड: 400045 पिन: 42PMB0012. 2) नाव: अहमद सुबुखान मुहमद ए. वय: 44, पत्ता: प्लॉट नं: 11, माळा नं: 2, पश्चिम, इमारतीचे नाव: मंगलिका को-ऑपरेटिव्ह सोसायटी, ब्लॉक नं: कोकोपट्टी, रोड नं: कोकोपट्टी रोड, महावाष्ट्र, मुंबई, पिन कोड: 400045 पिन: 42PMB0012.				
(8) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	1) नाव: अहमद सुबुखान मुहमद ए. वय: 44, पत्ता: प्लॉट नं: 11, माळा नं: 2, पश्चिम, इमारतीचे नाव: मंगलिका को-ऑपरेटिव्ह सोसायटी, ब्लॉक नं: कोकोपट्टी, रोड नं: कोकोपट्टी रोड, महावाष्ट्र, मुंबई, पिन कोड: 400045 पिन: 42PMB0012. 2) नाव: अहमद सुबुखान मुहमद ए. वय: 44, पत्ता: प्लॉट नं: 11, माळा नं: 2, पश्चिम, इमारतीचे नाव: मंगलिका को-ऑपरेटिव्ह सोसायटी, ब्लॉक नं: कोकोपट्टी, रोड नं: कोकोपट्टी रोड, महावाष्ट्र, मुंबई, पिन कोड: 400045 पिन: 42PMB0012.				
(9) दस्तावेजाचे प्रकार	35.00/2024				
(10) दस्तावेजाचे प्रकार	35.00/2024				
(11) अनुमतीचे नाव व पत्र	151/2024				
(12) आकारणी किंवा जुडी देण्यात येणारे	96000				
(13) आकारणी किंवा जुडी देण्यात येणारे	30000				
(14) टिपणे					
दस्तावेजाचे किंवा दिवाणी न्यायालयाने सुटविलेले नाव व पत्र					
(i) within the limits of any Municipal Enactment or any Court order as annexed to it.					

1/6/24, 1:09 PM		sgr_15195	
15195322		सूची क्र.2	
04-01-2024		दुग्धम निबंधक : सह दु.नि. अंधेरी 4	
Note:-Generated Through eSearch Module,For original report please contact concern SRC office.			
		दस्ता कमांक : 15195/2023	
		नोंदणी : Regn.63m	
गावाचे नाव : विलेपार्ले			
(1) विलेपार्ले प्राकार	करारनामा		
(2) मोबदला	29425000		
(3) बाजारभावाच्या बाबतचे टिपणे (आपण कोणतेहीही पट्टे देऊन नमूद करावे)	29811483		
(4) भू-मापन क्षेत्राचा अंश (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: दुकान नं: 03, माळा नं: तळमजला, ए विंग, इमारतीचे नाव: शीतल सुर्यप्रकाश, ब्लॉक नं: विलेपार्ले पूर्व मुंबई 400057, रोड : इतर माहिती: दुकान क्षेत्र 923.12 चौ फुट रेरा कारपेट ((C.T.S. Number : 1954.1934/1 to 6 final plot no. 497 TPS 5 :))		
(5) क्षेत्रफळ	94.37 चौ मीटर		
(6) आकारणी किंवा जुडी देण्यात येणारे			
(7) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	1) नाव: मेसर्स वसुंधरा लार्डींग स्टार्टील प्र ली. वी संजालक ब्रह्मदेव डी शुक्ला तर्फे मुख्यालय सुमीर पॅव्हा - वय: 44 पत्ता: प्लॉट नं: 1, माळा नं: 1 सा मजला, इमारतीचे नाव: डी जी एस हाऊस, शीतल कृपा विलिडिंग, ब्लॉक नं: गौरिगव पूर्व मुंबई, रोड नं: अहे रोड, महावाष्ट्र, MUMBAI. पिन कोड:-400063 पिन नं:-AADCV8164E		
(8) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	1) नाव: मोहम्मद ईसमार्हल अब्दुल सत्तार खत्री . वय: 54, पत्ता: प्लॉट नं: 3609, बी विंग, माळा नं: 1, इमारतीचे नाव: सेरेनिटी टॉवर को ऑप होशिंग सोसायटी ली, ब्लॉक नं: साताकूज पश्चिम मुंबई, रोड नं: हासनाबाद लेन, महावाष्ट्र, मुंबई. पिन कोड:-400054 पिन नं:-AAMPK8901E 2) नाव: सोयब रानडत . वय: 32, पत्ता: प्लॉट नं: 3609, बी विंग, माळा नं: 1, इमारतीचे नाव: सेरेनिटी टॉवर को ऑप होशिंग सोसायटी ली, ब्लॉक नं: साताकूज पश्चिम मुंबई, रोड नं: हासनाबाद लेन, महावाष्ट्र, MUMBAI. पिन कोड:-400054 पिन नं:-AZWP96321G 3) नाव: आसिफ अहमद . वय: 30, पत्ता: प्लॉट नं: 3609, बी विंग, माळा नं: 1, इमारतीचे नाव: सेरेनिटी टॉवर को ऑप होशिंग सोसायटी ली, ब्लॉक नं: साताकूज पश्चिम मुंबई, रोड नं: हासनाबाद लेन, महावाष्ट्र, MUMBAI. पिन कोड:-400054 पिन नं:-BTWPA1302H		
(9) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	31/10/2023		
(10) दस्तावेजाचे प्रकार (असल्यास) व किंवा दिवाणी न्यायालयाने सुटविलेले किंवा अदालतद्वारे ठरविलेले नाव व पत्र	31/10/2023		



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24.01.2024**

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 61,29,900.00 (Rupees Sixty One Lakh Twenty Nine Thousand Nine 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 18:55:32 +05'30'

Auth. Sign.

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