

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Milind Pravin Vengurlekar & Mrs. Pallavi Milind Vengurlekar**

Residential Flat No. 102, 1st Floor, "**Sunayana Co-Op. Hsg. Soc. Ltd.**", Village – Kalwa, Kalwa (West)
Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'33.4"N 72°59'24.6"E

Think.Innovate.Create

Valuation Prepared for

Cosmos Bank




Fort Branch

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,
Maharashtra 400001, 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/03/2024/007470/2305578
18/7-326-PRRJ
Date: 18.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 102, 1st Floor, "Sunayana Co-Op. Hsg. Soc. Ltd.", Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India belongs to **Mr. Milind Pravin Vengurlekar & Mrs. Pallavi Milind Vengurlekar.**

Boundaries of the property.

North : New Shiv Shankar Apartment
South : Sumitra Tower
East : Internal Road
West : Amish 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 ₹ 62,79,000.00 (Rupees Sixty-Two Lakh Seventy-Nine Thousand 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.

Think.Innovate.C



Director

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



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 Flat No. 102, 1st Floor, "Sunayana Co-Op. Hsg. Soc. Ltd.", Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN - 400 605, 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 18.03.2024 for Bank Loan Purpose
2	Date of inspection	06.03.2024
3	Name of the owner/ owners	Mr. Milind Pravin Vengurlekar & Mrs. Pallavi Milind Vengurlekar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Residential Flat No. 102, 1 st Floor, "Sunayana Co-Op. Hsg. Soc. Ltd.", Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India. Contact Person: Mr. Milind Pravin Vengurlekar (Owner) Contact No. 7977029032
6	Location, street, ward no	Kalwa (West), Taluka & District – Thane, PIN - 400 605
	Survey/ Plot no. of land	Survey No. 416, C.S. No. 146, Hissa No. 3(Part) of Village - Kalwa
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. = 479.00 Balcony Area in Sq. Ft. = 70.00 Total Carpet Area in Sq. Ft. = 549.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 650.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Kalwa (West), Taluka & District – Thane, PIN - 400 605
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC 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	₹ 13,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 1996 (As Per Occupancy

	year of completion	Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 18.03.2024 for Residential Flat No. 102, 1st Floor, "**Sunayana Co-Op. Hsg. Soc. Ltd.**", Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India belongs to **Smt. Jyoti Gangaprasad Mudiraj**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 13.05.2011 between Mrs. Deepali Suraj Daple & Mr. Suraj Suresh Daple (The Transferor's) And Mr. Milind Pravin Vengurlekar & Mrs. Pallavi Milind Vengurlekar (The Transferees).
2	Copy of Occupancy Certificate V.P. No. 4305 / 86 / TMC / TDD / 312 dated 23.05.1996 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 416, C.S. No. 146, Hissa No. 3(Part) of Village - Kalwa, Kalwa (West), Thane. The property falls in Residential Zone. It is at a walking distance 800 Mtrs. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 3rd 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 5 Residential Flats. The building is having no lift.

Residential Flat:

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

Valuation as on 18th March 2024

The Built-Up Area of the Residential Flat	:	650.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1996 (As Per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	650.00 X 2,000.00 = ₹ 13,00,000.00
Depreciation $\{(100-10) \times 28 / 65\}$:	42.00%
Amount of depreciation	:	₹ 5,46,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,455.00 per Sq. M. i.e., ₹ 4,316.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 36,864.00 per Sq. M. i.e., ₹ 3,425.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft.
Value of property as on 18.03.2024	:	650.00 Sq. Ft. X ₹ 10,500.00 = ₹ 68,25,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 18.03.2024	:	₹ 68,25,000.00 - 5,46,000.00 = ₹ 62,79,000.00
Total Value of the property	:	₹ 62,79,000.00
The realizable value of the property	:	₹ 56,51,100.00
Distress value of the property	:	₹ 50,23,200.00
Insurable value of the property (650.00 X 2,000.00)	:	₹ 13,00,000.00
Guideline value of the property (650.00 X 3,425.00)	:	₹ 22,26,250.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 102, 1st Floor, "Sunayana Co-Op. Hsg. Soc. Ltd.", Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN - 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 62,79,000.00 (Rupees Sixty-Two Lakh Seventy-Nine Thousand Only)** as on **18th March 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 **18th March 2024 is ₹ 62,79,000.00 (Rupees Sixty-Two Lakh Seventy-Nine Thousand 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

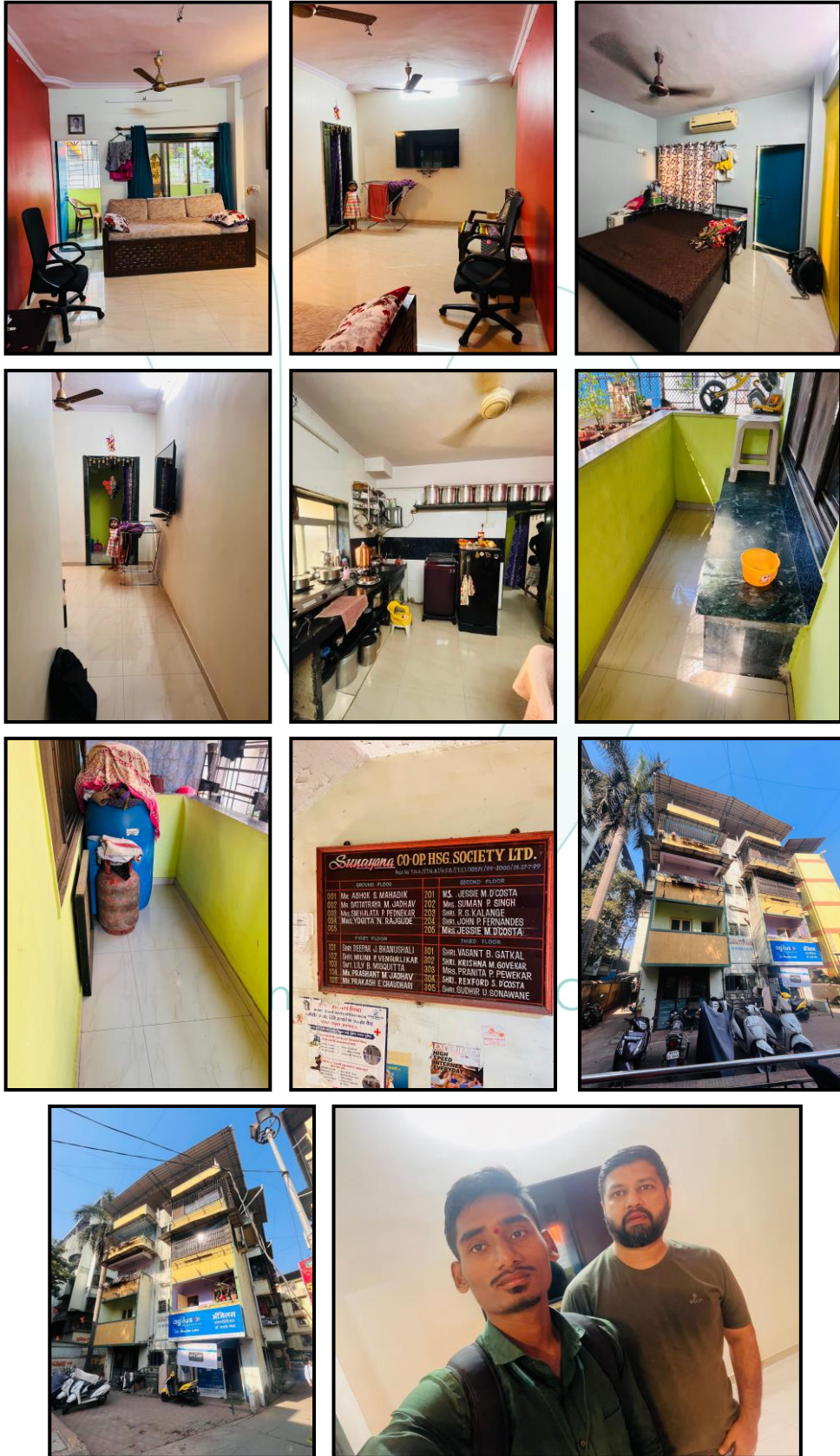
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

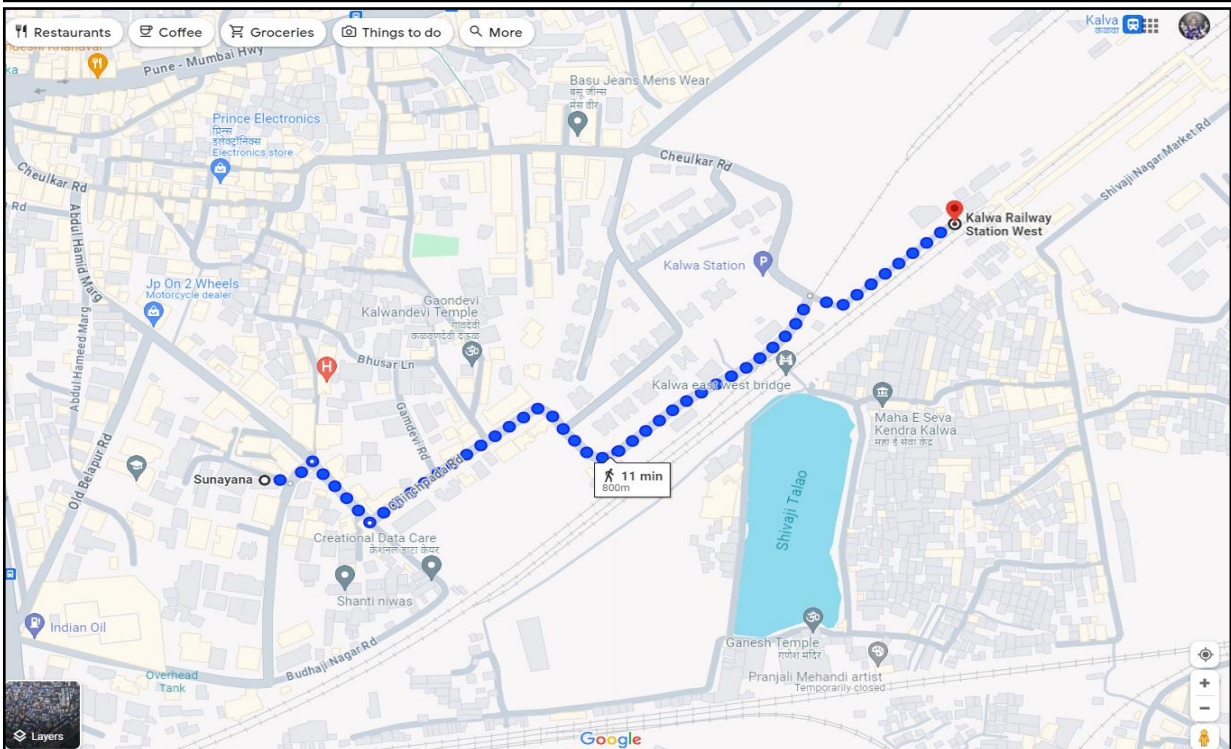
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	1996 (As Per Occupancy Certificate)
4.	Estimated future life	32 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	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed 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	Not Provided
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

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°11'33.4"N 72°59'24.6"E


Note: The Blue line shows the route to site from nearest railway station (Kalwa – 800 Mtrs.)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guideline
LOGOUT

Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Kokan [Help on Division](#)

District Name ठाणे Taluka Name ठाणे Village/Zone Name गावाचे नाव : कळवा

Attribute सखे नंबर 416 SubZone Name 14/57-10(8) मध्य रेल्वे (मः)

Mahapalika Area Thane Municipal Corpo

Open Land	Residence	Office	Shop	Industry	Unit
12200	48900	56500	75500	56500	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	48,900.00			
Reduced by 5% on Flat Located on 1 st Floor	2,445.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	46,455.00	Sq. Mtr.	4,316.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,200.00			
The difference between land rate and building rate (A – B = C)	34,255.00			
Depreciation Percentage as per table (D) [100% - 28%/]	72%			
(Age of the Building – 28 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	36,864.00	Sq. Mtr.	3,425.00	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 BHK Flat In Aai-Niketan Building B For Sale In Aainiketan Society | ₹ 60 Lacs | ₹ 34,388/Month | 575 Sq.Ft.

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	373 Sq.Ft	Carpet Area	472 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	4/4	Parking	Bike
Gated Security	Yes		

Activity On This Property

166 Unique Views | 7 Shortlists | 4 Contacted

Similar Properties

1 BHK Flat In Aai Dham Chu For Sale In Kalwa

HOUSING.COM | Buy in Thane | Kalwa X | 1 BHK Flat

₹42.0 L | EMI starts at ₹22.24 K | ₹10.91 K/sq.ft

By REPUTED BUILDER | Sudama, Budhaji Nagar, Kalwa, Thane

OFFERS | 5 mins walking distance station market Know More

385 sq.ft Built Up Area | ₹10.91 K/sq.ft Avg. Price | 25 Year Old Age of property | Ready to move Possession status | Middle of 4 floors | East facing Facing | Semi Furnished Furnishing

OVERVIEW | PROMOTIONS | FURNISHINGS | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | REGISTRY RECORDS | LOCALITY

Sales Instance

4304336 07-03-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दस्तावेज क्र. दु.नि. ठाणे 9 दस्तावेज क्र. 4304/2024 नंदाई Regn 63m
गावाचे नाव : कळवा		
(1) विविध प्रकार	करारनामा	
(2) मीटरदरता	7450000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतियपट्टाकार अकारगी देतो की पट्टेदार ते मगूर कराते	4584727.8	
(4) भू-मापन पॅटर्निसा व परम्यांक (असल्याक)	1) पारिकेचे नाव ठाणे म.न.चा इतर वर्गाने ; इतर माहिती, मौजे कळवा, ता. जि. ठाणे ... सदनिका क्र बी 202, दुसरा मजला, सुमित्रा टॉवर को. ऑफ. ही. सी. लि. आई नगर, गिवा मंदिर जवळ, कळवा, ठाणे ... सदनिकेचे क्षेत्र 700 चौ. फुट विल्ल अथ म्हाणजेचे 65.05 चौ.मी विल्ल अथ (Survey Number : 3811 P, 416 L, सीटीएस नं. 1323 P 1334 ;)	
(5) क्षेत्रफळ	700 चौ. फुट	
(6) अकारगी किंवा चुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करन देणा. वा लिपुन देणा. वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्याक प्रतियोगितेचे नाव व पत्ता	1) नाव-ज्योबा गुणदेव घडाल. वय-40 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव बी 202, सुमित्रा अपार्टमेंट, आई नगर, गिवा मंदिर जवळ, कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -ACBP66335G 2) नाव-अणुबाबू घडाल. वय-56 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव बी 202, सुमित्रा अपार्टमेंट, आई नगर, गिवा मंदिर जवळ, कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -AALP6633P	
(8) दस्तऐवज करन देणा. वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्याक प्रतियोगितेचे नाव व पत्ता	1) नाव-अमिन मुकुंभर देवळे वय-39 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव सदनिका क्र 103, पशिया मजला, सरस्वती वीणा को. ऑफ. ही. सी. लि. गावदेवी मंदिरजवळ कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -APLPR1355F 2) नाव-सुजान अमिन देवळे वय-36 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव सदनिका क्र 103, पशिया मजला, सरस्वती वीणा को. ऑफ. ही. सी. लि. गावदेवी मंदिरजवळ कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -AICPD4146N	
(9) दस्तऐवज करन दिव्याक दिनांक	04/03/2024	
(10) दस्तऐवज करन दिव्याक दिनांक	04/03/2024	
(11) अनुमत्यांक खंड व क्र	4304/2024	
(12) बाजारभावाभाडेपट्ट्याचे मुल्यक मुल्य	521500	
(13) बाजारभावाभाडेपट्ट्याचे नोंदणी मुल्य	30000	
(14) मीठा		
मुल्यकनामाची विवरण देतलेला तबकीत. :-		
मुल्यक मुल्य आकारताना निरडरीत अनुषेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

3241336 07-03-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दस्तावेज क्र. दु.नि. ठाणे 9 दस्तावेज क्र. 3241/2024 नंदाई Regn 63m
गावाचे नाव : कळवा		
(1) विविध प्रकार	करारनामा	
(2) मीटरदरता	6850000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतियपट्टाकार अकारगी देतो की पट्टेदार ते मगूर कराते	4091865	
(4) भू-मापन पॅटर्निसा व परम्यांक (असल्याक)	1) पारिकेचे नाव ठाणे म.न.चा इतर वर्गाने ; इतर माहिती, मौजे कळवा, ता. जि. ठाणे ... सदनिका क्र 503, पाचवा मजला, ए सिंग, सुमित्रा अपार्टमेंट, सुमित्रा टॉवर को. ऑफ. हौसिंग सोसायटी लि. कळवा, ठाणे ... सदनिकेचे क्षेत्र 593 चौ. फुट विल्ल अथ (Survey Number : 3811(P), And 416(P), C.T.S.NO. 1323 (P) ;)	
(5) क्षेत्रफळ	593 चौ. फुट	
(6) अकारगी किंवा चुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करन देणा. वा लिपुन देणा. वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्याक प्रतियोगितेचे नाव व पत्ता	1) नाव-शैलेश लक्ष्मणी हनेवा. वय-50 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव सदनिका क्र 503, पाचवा मजला, ए सिंग, सुमित्रा टॉवर, शंकर मंदिर जवळ, आई नगर, कुना मुंबई कुने रोड, कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -AALPE1560N 2) नाव-करुणम दस हनेवा. वय-48 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव सदनिका क्र 503, पाचवा मजला, ए सिंग, सुमित्रा टॉवर, शंकर मंदिर जवळ, आई नगर, कुना मुंबई कुने रोड, कळवा, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -AALPE1564A	
(8) दस्तऐवज करन देणा. वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्याक प्रतियोगितेचे नाव व पत्ता	1) नाव-नीलेश बाबुराव अडवां वय-39 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव वय नं 14, तिसरा मजला, व्ही टुम्बोहेर को. ऑफ. ही. सी. लि. मनीषा नगर कंभर, कळवा वडिप, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -AOTP4614C 2) नाव-पिशा अडवां वय-34 पत्ता-वॉट नं. , मळा नं. , इमारतीचे नाव वय नं 14, तिसरा मजला, व्ही टुम्बोहेर को. ऑफ. ही. सी. लि. मनीषा नगर कंभर, कळवा वडिप, ठाणे, ब्रॉड नं. , रोड नं. , म्हाणट्ट, ठाणे. पिन कोड-400603 पिन नं. -APTP46379G	
(9) दस्तऐवज करन दिव्याक दिनांक	15/02/2024	
(10) दस्तऐवज करन दिव्याक दिनांक	15/02/2024	
(11) अनुमत्यांक खंड व क्र	3241/2024	
(12) बाजारभावाभाडेपट्ट्याचे मुल्यक मुल्य	479500	
(13) बाजारभावाभाडेपट्ट्याचे नोंदणी मुल्य	30000	
(14) मीठा		
मुल्यकनामाची विवरण देतलेला तबकीत. :-		
मुल्यक मुल्य आकारताना निरडरीत अनुषेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th March 2024**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 62,79,000.00 (Rupees Sixty-Two Lakh Seventy-Nine Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

Think.Innovate.Create