

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab**

Residential Flat No. 104, 1st Floor, Wing - D, "**Jay Heritage**", Maitri Road, Hanuman Nagar,
Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar,
PIN Code – 401 203, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'46.8"N 72°48'41.2"E

Valuation Done for:

Cosmos Bank

Goregaon (West) Branch

Anand Vatika Society, SV Rd, Siddharth Nagar 4, Shri Nagar,
Goregaon West, Mumbai, Maharashtra 400062



Our Pan India Presence at :

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



Valuation Report Prepared For: Cosmos Bank / Goregaon (West) Branch / Mr. Manish & Nikita Parab (007649/2305527)

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Vastu/Mumbai/03/2024/007649/2305527

15/15-275-KPRJ

Date: 15.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India belongs to **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab.**

Boundaries of the property.

North	:	Wing - C
South	:	Sai Apartment
East	:	Wing - E
West	:	Open Plot

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 **₹ 29,88,000.00 (Rupees Twenty-Nine Lakh Eighty-Eight 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.**

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Director

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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Valuation Report of Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road,
Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar,
PIN Code – 401 203, 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 15.03.2024 for Banking Purpose
2	Date of inspection	14.03.2024
3	Name of the owner/ owners	Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab
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	Address: Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India. Contact Person: Mr. Narayan Parab (Father) Contact No.: --
6	Location, street, ward no	Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District – Palghar
	Survey/ Plot no. of land	Plot – 16 & 17, Survey No. 37 & Hissa No. 1 of Village - Sopara
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. = 476.00 Flower Bed & Dry Balcony area in Sq. Ft. = 69.00 Total Carpet area in Sq. Ft. = 545

		(Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 498.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka – Vasai, District – Palghar
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.	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
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?	Self-Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Self Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC 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	N.A.
	(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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the	As per sub registrar of assurance records

	Name and address of the property, registration No., sale price and area of land sold.	
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: 1. As per Site Inspection, Total Carpet Area 542.00 Sq. Ft. (Actual Carpet area – 476 Sq. Ft., Flower Bed & Dry Balcony area in Sq. Ft. = 69.00) is more than Built up Area 498.00 Sq. Ft. mentioned in Agreement. 2. For the purpose of valuation, we have considered the BUA as per agreement. 3. As per Site Inspection, we observed that Lift for the subject building is provided but not installed yet.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (West) Branch to assess fair market value as on 15.03.2024 for Residential Flat No. 104, 1st Floor, Wing - D, "**Jay Heritage**", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India belongs to **Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 04.07.2019 between M/s. Jay Builders & Developers (the Builders) and Mr. Manish Narayan Parab & Mrs. Nikita Narayan Parab (the Purchaser)
2	Copy of Part Occupancy Certificate No. VVCMC / TP / CC / VP – 3128 / 96 / 2019 – 20 dated 22.07.2019 issued by Vasai Virar City Municipal Corporation.

LOCATION:

The said building is located at Plot – 16 & 17, Survey No. 37 & Hissa No. 1 of Village – Sopara, Nalasopara (West), Taluka –Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance 1.4 KM. from Nalla Sopara railway station.

BUILDING:

The building under reference is having Ground + 5th 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 purpose. 1st Floor is having 6 Residential Flat. 1 Lift is provided in building.

Residential Flat:

The property is a Residential Flat located on 1st Floor. The composition of Flat is having 2 Bedroom + Living + Kitchen + 1 Toilet + WC & Bath. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with Solid & Safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 15th March 2024

The BUA of the Residential Flat	:	498.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 years
Cost of Construction	:	498.00 Sq. Ft. X ₹ 2,200.00 = ₹10,95,600.00
Depreciation $\{(100-10) \times 4 / 60\}$:	N.A Building age is 5 years
Amount of depreciation	:	N.A Building age is 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 41,300.00 per Sq. M. i.e. ₹ 3,837.00 per Sq. Ft.
Value of property as on 15.03.2024	:	498.00 Sq. Ft. X ₹ 6,000.00 = ₹ 29,88,000.00

(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)

Total Value of the property	:	₹ 29,88,000.00
The realizable value of the property	:	₹ 26,89,200.00
Distress value of the property	:	₹ 23,90,400.00
Insurable value of the property (498.00 X ₹ 2,200.00)	:	₹ 10,95,600.00
Guideline Value of the property (498.00 X ₹ 3,837.00)	:	₹ 19,10,826.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1st Floor, Wing - D, "Jay Heritage", Maitri Road, Hanuman Nagar, Village – Sopara, Nalasopara (West), Taluka –Vasai, District –Palghar, PIN Code – 401 203, State – Maharashtra, Country – India for this particular purpose at **₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty Eight Thousand Only) as on 15th March 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 **15th March 2024 is ₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty Eight 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

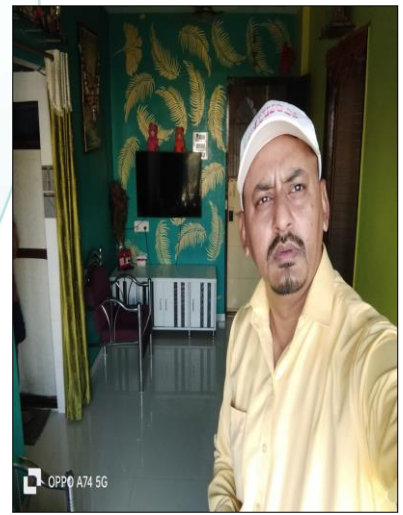
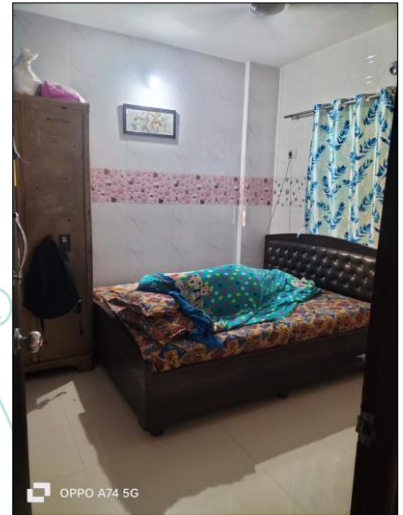
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

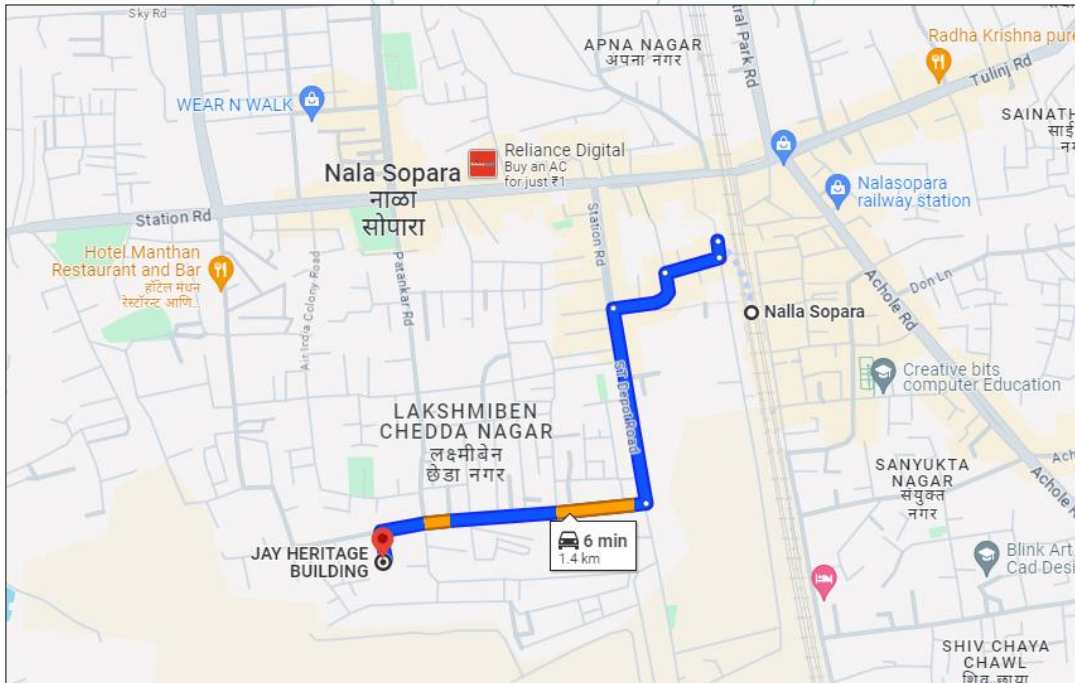
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2019 (As per Part Occupancy Certificate)
4.	Estimated future life	55 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 solid flush & safety door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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
	(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	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	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

Actual site photographs



Route Map of the property



Site u/r



Latitude Longitude - 19°24'46.8"N 72°48'41.2"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.4 KM.)

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)

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	अफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-अधिकृत बिनशेती झालेल्या जमिनी	12200	41300	7400	54000	47400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	41,300.00			
No Increase up to 5 th Floor	--			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	41,300.00	Sq. Mtr.	3,837.00	Sq. Ft.

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

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property in Mumbai > Nalasopara West > Apartment in Nalasopara West > 1 BHK > 550 Sq-ft

Posted on: Mar 11, 24 Property ID: 63156043

₹32.0 Lac EMI - ₹14k Get pre-approved loan

550 Sq-ft 1 BHK Flat For Sale in **Nalasopara West, Mumbai**

1 Bed 2 Baths 2 Balconies Unfurnished

Carpet Area: **425 sqft** ₹7,529/sqft
 Transaction Type: **Resale**
 Status: **Ready to Move**

Facing: **East**
 Furnished Status: **Unfurnished**
 Type Of Ownership: **Co-operative Society**

Age Of Construction: **Less than 5 years**

East Facing Property

Contact Owner Book Visit Free Cab Last contact made 12 days ago

More Details

Price Breakup: ₹32 Lac
 Booking Amount: ₹50000
 Address: **Nalasopara West, Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra**
 Landmarks: **Ayush Hospital**

NOBROKER Pay Rent Post Your Property Sign up Login Menu

1 BHK Flat in Yashwant Gaurav Complex For Sale in Nalasopara West

₹30 Lacs Negotiable ₹17,194/Month Estimated EMV ₹40 sq.ft Need Home Loan? Apply Loan

1 Bedroom
 2 Bathroom
 NA
 Bike Parking

Dec 15, 2023
 Immediately
 Yashwant Gaurav C...
 Full Power Backup

The owner will be showing this property at 12:00 PM Tomorrow! Join Visit

Contact Verified Authority Schedule Visit

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Overview

Age of Building: 3-10 Years
 Ownership Type: Self Owned
 Maintenance Charges: ₹2.6 Per Sq.Ft/M
 Flooring: Marble/Granite
 Buildup Area: 540 Sq.Ft
 Carpet Area: 430 Sq.Ft
 Furnishing Status: Fully Furnished
 Facing: North

Activity On This Property
 481 Unique Views 15 Shortlist 7 Contacted
 Powered By: NBEstimate

Similar Properties
 1 BHK Flat In Blueberry For Sale In Nalasopara West

Sales Instance

1901680		सूची क्र.2	दुग्ध निबंधक: सह दुग्धि वरुई 1
14-03-2024			दस्ता क्रमांक: 19016/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नेदणी: Regn 63m
गावाचे नाव: सोपारा			
(1) विक्रीचा प्रकार	करानामा		
(2) मोबदला	1910000		
(3) बाळगण/अडोपटयच्या बाळगण/अडोपटयच्या अकारणी देणे वी पट्टेदार ते मुद्र करणे	1910028.25		
(4) भू-मालक/शेडीसा व परकामा(अस्त्य)	1) पारिकेचे नाव पापारदुतार वर्मान, इतर माहिती, इतर माहिती: गाव मीचे सोपारा स. नं.37/हिस्सा नं. 1, पॉट नं. 16 आणि 17/विभाग 3, सदाकिसा क्र. 502, पावरा मजारा, सी वींग, जव हेरिटेज क्षेत्र 44.05 चौ. मी. विल्ट अणु (Survey Number : 37, हिस्सा नं. 1, पॉट नं. 16 आणि 17, ;)		
(5) क्षेत्रफळ	44.05 चौ.मीटर		
(6) अकारणी किंवा चुकी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करणे देणा.या विक्रेता देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयच हुकूमनाम किंवा अदालत अस्त्यप्रतिबंधिते गाव व पत्ता.	1). नाव-सुधम एस. नाईकर - वर-34 पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव. , ब्राँक नं. , रोड नं. 1.11. बंग्वा पयव चव. कोरलेणी, अहोरी पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400069 पिन नं.-411799219K		
(8) दस्तऐवज करणे देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयच हुकूमनाम किंवा अदालत अस्त्यप्रतिबंधिते गाव व पत्ता.	1). नाव-सुधम अशोक शेळो - वर-30, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव. , ब्राँक नं. , रोड नं. लव नं. 100, महाराष्ट्र बंबई नगर, सिंगोटे वीथी जवळ, अहोरी पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400099 पिन नं.-410094317P 2). नाव-अशोक वकीर शेळो - वर-21, पत्ता-पॉट नं. , माळा नं. , इमारतीचे नाव. , ब्राँक नं. , रोड नं. 21, केवळ वही, केवळ वही लेन, कापड बाजार, महोद, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400016 पिन नं.-20.02PN5333F		
(9) दस्तऐवज करणे दिव्या दिनांक	23/10/2023		
(10) दस्त नोंदणी दिव्या दिनांक	23/10/2023		
(11) अनुमती क्र. व घु	19016/2023		
(12) बाळगण/अडोपटयचे मुद्रक शुल्क	133770		
(13) बाळगण/अडोपटयचे नोंदणी शुल्क	19110		
(14) शेष			
मुद्रक शुल्क अकारणी विवरत घेलेले ठरविलेले:			
मुद्रक शुल्क अकारणी विवरत घेलेले ठरविलेले:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

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Sales Instance

802915		सूची क्र.2	दृश्य निशेध: सहू टु रि.वर्क 4
14-03-2024			दस्ता क्रमक: 8029/2022
Note: Generated Through eSearch Module. For original report please contact concern BRO office.			
रावाचे नाव : तोपरा			
(1) विविधता क्रमांक	करारनाम		
(2) मूल्य	2000000		
(3) बाजारभावाभेदपट्टाच्या बाबतितरतकाल अकराली देणे वी घट्टेकरा ने म्हुट्ट करणे	2009000		
(4) मू-भागा-मोदीका व परकामा(अचलक)	1) पाकिसेचे नाव पातपदहन रॉमन, सदमिका नं. 40.64 वी विंग, माळा नं चौथ मजला, इमारतीचे नाव वाय हेरीटिव, इतर माहिती: सदमिकेचे क्षेत्र 40.64 चौ. मी.(बिदाअण/गाव मोडे तोपरा सर्वे नं 37/विभागा क्र. 3) (Survey Number :-:)		
(5) क्षेत्रक	40.64 चौ. मीटर		
(6) अकराली किंच तुही देण्यात असेल तेव्हा.			
(7) दस्तऐवज करण देण.या विषय देण.या पक्षकारने व किंच दिवाणी न्यायालय हुकुमना किंच असेल अचलक प्रतियेचे नाव व पता.	1) नाव-विनेत काळाव काठे - पर.3) पता-वॉट नं. वी. 12, माळा नं., इमारतीचे नाव कात म्हुी विंकी, वॉक नं., रोड नं. ए.ए. कोला म्वा, प्लोत मोक लेन, भगवळण प, म्हाण्ट, मुम्बई, विन मोक. 400111 पिन नं. 842PK116F 2) नाव-वीणमि मन्डरे म्हाडे व्हे वीणमि विनेत काठे - पर.3) पता-वॉट नं. वी. 12, माळा नं., इमारतीचे नाव कात म्हुी विंकी, वॉक नं., रोड नं. ए.ए. कोला म्वा, प्लोत मोक लेन, भगवळण प, म्हाण्ट, मुम्बई, विन मोक. 400111 पिन नं. 842PK116F		
(8) दस्तऐवज करण देण.या पक्षकारने व किंच दिवाणी न्यायालय हुकुमना किंच असेल अचलक प्रतियेचे नाव व पता.	1) नाव-विनेत काळाव काठे - पर.3) पता-वॉट नं. वी. 12, माळा नं., इमारतीचे नाव गौतम वीक, वॉक नं., रोड नं. ह्री ह्रीक मीटर म्वा, काठे नाव, तातलेवा वीक, म्हाण्ट, ठाणे. विन मोक. 401103 पिन नं. 48N00123M		
(9) दस्तऐवज करण दिवला दिवला दिवला	12.08.2022		
(10) दस्त ऐवजी केवला दिवला	12.08.2022		
(11) अनुमनाक क्षेत्र व रू	8029/2022		
(12) बाजारभावाभेदपट्टी मुलक हुक	140700		
(13) बाजारभावाभेदपट्टी नेवजी हुक	20000		
(14) विंग			
मुलकामाठी विचरत असेल तसेल.			
मुलक हुक अकराला विचरत असेल.	(c) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

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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 **15th 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 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 **₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty Eight Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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