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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Krishna Rajesh Shah**

Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "**Krishna Complex**", Village – Val, Bhiwandi,  
Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'18.0"N 73°02'25.0"E

### Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,  
State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Smt. Krishna Rajesh Shah (007661/2306663)

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Vastu/Mumbai/04/2024/007661/2306663

10/14-107-PABS

Date: 10.04.2024

### VALUATION OPINION REPORT

The property bearing Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India belongs to **Smt. Krishna Rajesh Shah.**

Boundaries of the property.

North : Warehouse  
South : Warehouse  
East : Internal Road  
West : Warehouse

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 ₹ 54,06,250.00 (Rupees Fifty-Four Lakh Six Thousand Two Hundred Fifty 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**

**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: 2024.04.10 16:26:23 +05'30'

Auth. Sign.



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

#### Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

**Valuation Report of Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "Krishna Complex",**  
**Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302,**  
**State – Maharashtra, Country – India**

*Form 0-1*

*(See Rule 8 D)*

**REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,  
 FORESTS, MINES AND QUARRIES)**

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 10.04.2024 for Banking Purpose
2	Date of inspection	14.03.2024
3	Name of the owner/ owners	<b>Smt. Krishna Rajesh Shah</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Vijay More (Manager) Contact No. 8419955983
6	Location, street, ward no	Mankoli - Anjurphata Road
7	Survey/ Plot no. of land	Survey No. 100, Hissa No. 4, Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 2,357.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 3,125.00</b> <b>(Area as per Deed of Conveyance)</b>
13	Roads, Streets or lanes on which the land is abutting	Mankoli - Anjurphata Road



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14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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 local 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	₹ 13,500.00 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?	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 an Industrial R.C.C. Godown in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
<b>Remark:</b> <i>Approved plan not provided for our verification, hence agreement area considered for valuation purpose.</i>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 10.04.2024 for Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "**Krishna Complex**", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India belongs to **Smt. Krishna Rajesh Shah**.

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

1	Copy of Deed of Conveyance dated 14.12.2017 b/w. M/s. Krishna Construction & Co. through its partner Shri. Krishna Gopinath Mhatre (The Developer) and Smt. Krishna Rajesh Shah (The Purchaser)
2	Copy of Agreement for Sale dated 28.03.2013 b/w M/s. Krishna Construction & Co. through its partner Shri. Krishna Gopinath Mhatre (The Developer) and Smt. Krishna Rajesh Shah (The Purchaser)
3	Copy of N.A. Order dated 24.06.2008 issued by District Collector Office, Thane
4	Copy of Commencement Certificate Document No. Not visible dated 25.08.2008 issued by Grampanchayat Val

### LOCATION:

The said building is located at Survey No. 100, Hjsa No. 4, Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India. The property falls in Industrial Zone. It is at a travelling distance 2.7 Km. from Bhiwandi Road railway station.

### BUILDING:

The building under reference is having Ground + 1st upper Floor. 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 whole building is used for Industrial purpose. Ground Floor is having 6 Industrial Galas. Lift was not provided in building.

### Industrial R.C.C. Godown:

The Godwon under reference is situated on the Ground Floor. It consists of unit used as Storage. The Industrial R.C.C. Godown is finished with Kota Stone flooring, MS rolling shutters, Industrial electrification.



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**Valuation as on 10th April 2024**

The Built-Up Area of the Industrial R.C.C. Godown	:	3,125.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 years
Cost of Construction	:	3,125.00 X 2,000.00 = ₹ 62,50,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation		₹ 13,12,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 30,300.00 per Sq. M. i.e. ₹ 2,815.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 26,380.00 per Sq. M. i.e. ₹ 2,451.00 per Sq. Ft.
Prevailing market rate	:	₹ 2,150.00 per Sq. Ft.
Value of property as on 10.04.2024	:	3,125.00 Sq. Ft. X ₹ 2,150.00 = ₹ 67,18,750.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.04.2024	:	₹ 67,18,750.00 - ₹ 13,12,500.00 = ₹ 54,06,250.00
Total Value of the property	:	₹ 54,06,250.00
The realizable value of the property	:	₹ 48,65,625.00
Distress value of the property	:	₹ 43,25,000.00
Insurable value of the property	:	₹ 62,50,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial R.C.C. Godown No. 2, Ground Floor, Building No. L, "Krishna Complex", Village – Val, Bhiwandi, Taluka – Bhiwandi, District - Thane – 421 302, State – Maharashtra, Country – India for this particular purpose at ₹ 54,06,250.00 (Rupees Fifty-Four Lakh Six Thousand Two Hundred Fifty Only) as on 10th June 2024.



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**NOTES**

1. I, Maroj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10<sup>th</sup> April 2024 is ₹ 54,06,250.00 (Rupees Fifty Four Lakh Six Thousand Two Hundred Fifty 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 an Industrial R.C.C. Godown situated on Ground Floor
3.	Year of construction	2010 (Approx.)
4.	Estimated future life	46 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.



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8	Partitions	6" thick brick wall	
9	Doors and Windows	MS rolling shutter	
10	Flooring	Kota Stone 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	Industrial wiring
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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	No Lift	
19	Underground sump – capacity and type of construction	May be provided as per requirement	
20	Over-head tank Location, capacity Type of construction	May be provided as per requirement	
21	Pumps- no. and their horse power	May be provided as per requirement	
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.	
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System	

### Actual site photographs



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## Route Map of the property


Site, u/r



**Latitude Longitude - 19°15'18.0"N 73°02'25.0"E**


**Note:** The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 2.7 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** 2024-2025 **Language** English

**Selected District** Thane

**Select Taluka** Bhivandi

**Select Village** Gavache Nav : Vall (Vishesh Niyojan Pra)

**Search By**  Survey No.  SubZones

Select	वपविभाग	सुनी जमीन	निवासी मददिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<a href="#">SurveyNo</a>	4-हरीत/ना विकास विभागातील जमिनी	3107200	0	0	0	0	हेक्टर
<a href="#">SurveyNo</a>	1/1-गावठाव व पाटे बागधील जमिनी	2300	28400	30300	32900	30300	चौ. मीटर
<a href="#">SurveyNo</a>	1/2-रहीवास बापरा खालील विकसित जमिनी	2350	26500	30500	33000	30500	चौ. मीटर
<a href="#">SurveyNo</a>	2/1-औद्योगिक बापराखालील विकसित जमिनी	2370	26600	30300	33200	30300	चौ. मीटर
<a href="#">SurveyNo</a>	1/2/A-रहीवास विभागातील विकास क्षमतेच्या जमिनी	1610	0	0	0	0	चौ. मीटर


## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **FREE**

Posted on Jan 24, 24 Property ID: 71056927

**₹65.0 Lac** EMI: ₹29k | [Get Loan offers from 34+ banks](#)

Warehouse/Codown For Sale in **Dapode, Bhiwandi**



Unfurnished
25m wide road
Ready to Move

Super Built-Up Area  
**2701 sqft**  
₹2406/sqft

Type Of Ownership:  
**Freehold**

Transaction Type:  
**Resale**

Floor:  
**Ground (Out of 1 Floors)**

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

Property Currently Leased Out

Contact Agent
Get Phone No.

Last contact made 33 days ago

**Contact Agent**

**Divyesh Kapadia** - 91-98XXXXXXX

Get Phone No.

**More Details**

Price	₹65 Lac
Booking Amount	₹1.0 Lac
Address	Dapode, Dapode, Bhiwandi, Maharashtra
Overlooking	Main Road Facing


**NOBROKER**
Pay Rent Post Your Property Sign Up

**Office Space in Bhiwandi, Mumbai For Sale.** ₹25 Lac

25x, 40x, 10, 300' (Shrink) Wide Technology ₹10,773/Month

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dapode / Office space for Sale in Dapode / Property Details 800 Sq.Ft

Commercial Bldg Built Up Area



- Office Space
- Freehold
- Pully Furnished
- Jan 8, 2024
- Public
- 5 To 10 Year
- Immediately

Get Owner Details

Report what was not correct in this property

Cited by Broker Sold Out Wrong info

**NoBroker Services**

**Create Agreement**

**Check Loan Eligibility**


**Estimate Interiors Cost**

**Book Legal Services**

**Book Renovations**

**Activity On This Property**

15 Views 0 Shortlist




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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Vastu Designers & Planners  
Chartered Engineers (I)  
IIT Consultants  
Leader - Engineers  
17/12/2018 MH2018 PE201889

# Price Indicators

**NOBROKER**

**Godown/Warehouse in Bhiwandi, Mumbai For Sale**

₹ 1.25 Crores  
₹ 93,967/Month  
3,500 Sq.Ft  
2,000 Sq.Ft

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Eapode / Warehouse godown for Sale in Eapode / Property Details

Phone Location

Godown Warehouse  
Freehold  
Unfurnished  
Dec 24, 2023

Public Building  
Full Building  
More Than 10 Year  
Immediately

Contact

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

NoBroker Services

Activity On This Property

110

**99acres**

Commercial Buy

₹ 1.1 Cr @ 4,074 per sq.ft.  
Estimated EMI ₹ 87,857

Warehouse for Sale  
Bhiwandi, Thane Outskirts, Maharashtra

Area: Plot area 2700 sq.ft.  
Price: ₹ 1.1 Crore @ 4,074 per sq.ft.  
Property Age: 5 to 10 Year Old

Configuration: Warehouse with 2 Washrooms  
Address: Bhiwandi, Thane Outskirts

Places nearby  
Bhiwandi, Thane Outskirts, Maharashtra

MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR, Shushrusa Hospital Thane, Lotus Hospital, Guru K...



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## Price Indicators

The screenshot displays a NoBroker listing for an industrial shed in Bhiwandi, Mumbai. The listing includes the following details:

- Property Title:** Industrial Shed in Bhiwandi, Mumbai For Sale
- Price:** ₹ 32 Lacs
- Estimated EMI:** ₹ 24,029/Month
- Built-up Area:** 810 Sq. Ft.
- Property Type:** Industrial Shed
- Ownership:** Freehold
- Furnishing:** Unfurnished
- Listing Date:** Jan 26, 2024
- Availability:** Immediately

The page also features a gallery of photos, a location map, and various service options under 'NoBroker Services':

- Create Agreement
- Check Loan Eligibility
- Estimate Market Cost
- Book Legal Services
- Book Renovations

Activity on this property is shown as 7 views and 0 favorites.

## Sale Instances

1039532 14-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.भिवंडी 3 दस्ता क्रमांक : 1039/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : बळ</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	41500000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	40339209	
(4) भू-म्याप,पोटहिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे केलासनगर(वळ)भिवंडी,जुना सर्वे नं.100,हिस्सा नं.4,नवीन सर्वे नं. 63/4 कमर्शियल जम्बोरोड गोडाऊन बेरींग नं.3,4,5 व 6,विलडींग नं.एन.कृष्णा कॉम्प्लेक्स,वळ,भिवंडी,ठाणे,गोडाऊन चे क्षेत्र प्रत्येकी 6424 चौ.फुट म्हणजेच 597.03 चौ.मी.बिल्ट-अप,एकूण क्षेत्र 25696 चौ.फुट बिल्ट-अप,(खोन नं.2/1/ए)या मिळकतीचा मोबदला 4,15,00,000/- व बाजारभाव 4,03,39,209/- व भरलेले मु षु 24,90,000/- व नोंदणी फी 30,000/- या मिळकतीचा दिनांक 17/12/2021 या दिवशी नोंदविलेला दस्ता क्र. बळ 3 /8926/2021 या सदर दस्ताचे अंतिम खरेदीखत करण्यात येत आहे(( Survey Number : 100/4, 63/4 ; ))	
(5) क्षेत्रफळ	25696 चौ.फुट	
(6)आकारणी किंवा जुडी देण्यात असेल तेथे.		
(7) दस्ताऐवज करून देण-यासिद्धन ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विनोद शंभजी नंदू वय:-49 पत्ता:-प्लॉट नं: 804, माळा नं: -, इमारतीचे नाव: वल्लभ कृपा टॉवर , ब्लॉक नं: तैली गल्ली, सिव्हील हॉस्पिटल समोर, रोड नं: टेभी नाका,ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABOEPN0872E	
(8)दस्ताऐवज करून देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रसिक उमरशी सत्रा वय:-37; पत्ता:-प्लॉट नं: 504, माळा नं: -, इमारतीचे नाव: गिरीराज हॉईटस, ब्लॉक नं: हरी निवास सर्कील जवळ, रोड नं: नौजाडा,ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ALBHP2590J	
(9) दस्ताऐवज करून दिल्याचा दिनांक	18/02/2022	
(10)दस्ता नोंदणी केल्याचा दिनांक	21/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1039/2022	
(12)बाजारभावाप्रमाणे मुदक गुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी गुल्क	100	
(14)सोरा		
मुल्यांकनासाठी विवारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे	
मुदक गुल्क आकारनामा निवडलेला अनुषंग:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	



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

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> April 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 **₹ 54,06,250.00 (Rupees Fifty Four Lakh Six Thousand Two Hundred Fifty 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: 2024.04.10 16:26:35 +05'30'

**Auth. Sign.**



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An ISO 9001 : 2015 Certified Company

