

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Ashwini Sameer Lonkar & Mr. Sameer Prakash Lonkar**

Residential Flat No. 701, 7th Floor, "**Prathamesh Apartment**", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.

Latitude Longitude - 19°01'10.9"N 72°50'09.5"E

Valuation Prepared for:

Cosmos Bank

Zaveri Bazar

19/21, Cosmos Bank Building, Vithalwadi Zaveri Bazar, Mumbai – 400 002,
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/03/2024/7799/2305649
20/15-397-PRSK
Date: 20.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 701, 7th Floor, "**Prathamesh Apartment**", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mrs. Ashwini Sameer Lonkar & Mr. Sameer Prakash Lonkar.**

Boundaries of the property

North : Vijay Manjrekar Road
South : Road No. 86
East : Gokhale Road
West : Omkar Villa Flaviana 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 **₹ 1,45,55,450.00 (Rupees One Crore Forty-Five Lakh Fifty-Five Thousand Four 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.20 16:04:31 +05'30'

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



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Valuation Report of Residential Flat No. 701, 7th Floor, "Prathamesh Apartment", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar (West), Mumbai – 400 028, 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 20.03.2024 for Bank Loan Purpose
2	Date of inspection	19.03.2024
3	Name of the owner/ owners	Mrs. Ashwini Sameer Lonkar & Mr. Sameer Prakash Lonkar
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. 701, 7 th Floor, "Prathamesh Apartment", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India. Contact Person: Mrs. Ashwini Sameer Lonkar (Owner) Contact No. 8286849874
6	Location, street, ward no	60 Feet Cross Road, Gokhale Road (North)
	Survey/ Plot No. of land	Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, C.S. No. 1624
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. = 481.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 405.00 Open Terrace Area in Sq. Ft. = 50.00 Total Built Up Area in Sq. Ft. = 455.00

		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	60 Feet Cross Road, Gokhale Road (North)
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 MCGM 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	₹ 30,000.00 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 – 2004 (Approx.)

	year of completion	
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.
<p>Remarks:</p> <p>i. <i>As per site inspection, Actual Carpet Area 481.00 Sq. Ft. is more than Total Built Up Area 455.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents for valuation.</i></p> <p>ii. <i>At the time of site visit, flat internal renovation work is in progress.</i></p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 20.03.2024 for Residential Flat No. 701, 7th Floor, "Prathamesh Apartment", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mrs. Ashwini Sameer Lonkar & Mr. Sameer Prakash Lonkar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.11.2023 Between Mr. Heeralal Meghraj Doshi (The Vendors) and Mrs. Ashwini Sameer Lonkar & Mr. Sameer Prakash Lonkar (The Purchaser's).
2	Copy of Property Tax No. GN0600090010000 for the year 2022 – 2023 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Share Certificate No. 7 transferred dated 04.04.2010 in the name of Mr. Heeralal Meghraj Doshi issued by Prathamesh Co-op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, C.S. No. 1624. The property falls in Residential Zone. It is at a walking distance of 1.1 Km. from Dadar railway station.

BUILDING:

The building under reference is having Still + 7th 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. 7th Floor is having 1 Residential Flat. Building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of Living Room + Kitchen + WC & Bath (i.e., 1RK + WC & Bath). **At the time of site visit, flat internal renovation work is in progress.** The residential flat is proposed finished by flooring with carpet, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

Valuation as on 20th March 2024

The Total Built-Up Area of the Residential Flat	:	455.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2004 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Year
Cost of Construction	:	455.00 X 2,700.00 = ₹ 12,28,500.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 3,68,550.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,37,774.50 per Sq. M. i.e., ₹ 31,380.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 2,98,210.00 per Sq. M. i.e., ₹ 27,704.00 per Sq. Ft.
Prevailing market rate	:	₹ 32,800.00 per Sq. Ft.
Value of property as on 20.03.2024	:	455.00 Sq. Ft. X ₹ 32,800.00 = ₹ 1,49,24,000.00

(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 20.03.2024	:	₹ 1,49,24,000.00 - 3,68,550.00 = ₹ 1,45,55,450.00
Total Value of the property	:	₹ 1,45,55,450.00
The realizable value of the property	:	₹ 1,30,99,905.00
Distress value of the property	:	₹ 1,16,44,360.00
Insurable value of the property (455.00 X 2,700.00)	:	₹ 12,28,500.00
Guideline value of the property (455.00 X 27,704.00)	:	₹ 1,26,05,320.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 701, 7th Floor, "Prathamesh Apartment", Prathamesh Co-Op. Hsg. Soc. Ltd., Plot No. III-B, Final Plot No. 805 of T.P.S. IV of Mahim Division, 60 Feet Cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar

(West), Mumbai – 400 028, State – Maharashtra, Country – India for this particular purpose at ₹ 1,45,55,450.00 (Rupees One Crore Forty-Five Lakh Fifty-Five Thousand Four Hundred Fifty Only) as on 20th March 2024.

NOTES

1. Manoj B. Chalikwar with my experience and ability to judgment | am of the considered opinion that the fair market value of the property as on 20th March 2024 is ₹ 1,45,55,450.00 (Rupees One Crore Forty-Five Lakh Fifty-Five Thousand Four 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 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 7 th Floor
3.	Year of construction	2004 (Approx.)
4.	Estimated future life	40 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 doors, Powder Coated Aluminium sliding windows
10.	Flooring	Proposed Vitrified flooring
11.	Finishing	Proposed Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed 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	Provided
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	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

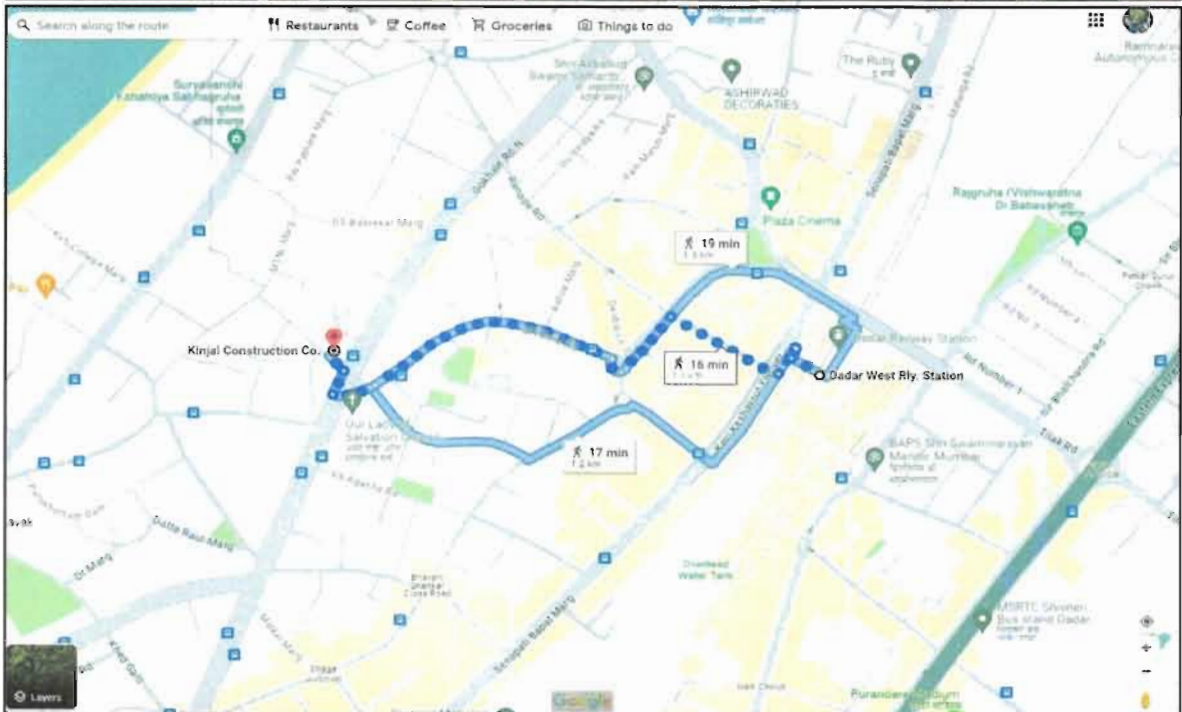
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°01'10.9"N 72°50'09.5"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 1.1 Km.)



Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूलांक विभाग महाराष्ट्र शासन	
Valuation For Urban Area			
*** welcome to valuation of properties in Maharashtra ***			
Location Details			
Select Type	<input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input type="radio"/> Other		Division Name: Mumbai Help on Division
District Name	मुंबई(मैन)	Zone Name	17-पश्चिम
Attribute	रि टी एस नंबर	SubZone Name	धुमण : विवाहाकृती रीर
	Open Land	Residence	Office
	139950	321690	369950
			Shop
			1437700
			Industry
			315449
			Unit
			Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,21,690.00			
Increase by 05% on Flat Located on 7 th Floor	16,084.50			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	3,37,774.50	Sq. Mtr.	31,380.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,39,950.00			
The difference between land rate and building rate (A – B = C)	1,97,824.50			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,98,210.00	Sq. Mtr.	27,704.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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 Shri Bhaveshwar Bhuvan Chs For Sale in Dadar West

₹ 1.01 Crores
₹ 92,270/Month
425 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Dadar west / 1BHK Flat for Sale in Dadar west - Property Details

1 Bedroom
1 Bathroom
3 Balconies

Age of Building: >10 Years
Maintenance Charges: ₹ 2.0 Per Sq.Ft/M
Built-up Area: 425 Sq.Ft
Carpet Area: 385 Sq.Ft

Activity On This Property

Similar Properties

NOBROKER

1 BHK Flat in Ekadant Chs Ltd For Sale in Dabar West

₹ 2.3 Crores
₹ 2,145/Month
692 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Dabar west / 1BHK Flat for Sale in Dabar west - Property Details

1 Bedroom
1 Bathroom
NA Balconies

Age of Building: >10 Years
Maintenance Charges: ₹ 6.3 Per Sq.Ft/M
Built-up Area: 425 Sq.Ft
Carpet Area: 385 Sq.Ft

Activity On This Property

Similar Properties

Sales Instance

23336319 07-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 23336/2023 नोदणी : Regn:63m
गावाचे नाव : लोअर परेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4849313.4	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 16,ए विंग. माळा नं: तिसरा मजला, इमारतीचे नाव: प्रीती कान्हा को-ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं. 367,पोर्तुगीज चर्च,दादर पश्चिम, रोड : के.डब्ल्यू. चितळे मार्ग,मुंबई - 400028, इतर माहिती: (शासन आदेश क्र. मुद्रांक - 2021/अ. नोद. सं.क्र. 107/ म-1(धीरण)दिनांक 31/03/2021 नुसार महिला खरेदीदार असल्याने महिलांना 1 टक्के मुद्रांक शुल्क सवलत देण्यात आली आहे.((C.T.S. Number · 1491 ;)	
(5) क्षेत्रफळ	20.07 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-अश्विनी समीर लोणकर वय:-42 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 30/ए भागेश्वर भुवन, ब्लॉक नं: हिंदुजा हॉस्पिटल, माहीम पश्चिम, रोड नं: लेफ्टनंट दिलीप गुप्ते मार्ग, महाराष्ट्र, मुंबई, पिन कोड:-400016 पॅन नं:-BCKPP7651P 2): नाव:-समीर प्रकाश लोणकर वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 30/ए भागेश्वर भुवन, ब्लॉक नं: हिंदुजा हॉस्पिटल, माहीम पश्चिम, रोड नं: लेफ्टनंट दिलीप गुप्ते मार्ग, महाराष्ट्र, मुंबई, पिन कोड:-400016 पॅन नं:-ACPPL9026J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनंदा समीर गोळे वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 7/5. 112 टेनेमेंट म्युनिसिपल कॉलनी, ब्लॉक नं: ब्लाईड वर्कशॉपच्या मागे, वरळी, रोड नं: सास्मिरा मार्ग, महाराष्ट्र, मुंबई, पिन कोड:-400030 पॅन नं:-AMDPG8888R 2): नाव:-देवश्री समीर गोळे वय:-19; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 7/5. 112 टेनेमेंट म्युनिसिपल कॉलनी, ब्लॉक नं: ब्लाईड वर्कशॉपच्या मागे, वरळी, रोड नं: सास्मिरा मार्ग, महाराष्ट्र, मुंबई, पिन कोड:-400030 पॅन नं:-DTNPG9009L	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	23336/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	350000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(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 **20th 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 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 ₹ 1,45,55,450.00 (Rupees One Crore Forty-Five Lakh Fifty-Five Thousand Four Hundred Fifty Only).

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: 2024.03.20 16:04:54 +05'30'

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

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