

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Amol Ramesh Ambelkar**

Residential Flat No. 505, 5th Floor, "**Shree Sainath Park Co-Op. Hsg. Soc. Ltd.**", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'08.1"N 72°58'07.4"E

Valuation Prepared for:

Cosmos Bank

Ghodbunder Branch

Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West),
PIN Code – 410 209, 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/03/2024/7888/2305838
30/19-586-PRSH
Date: 30.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 505, 5th Floor, "Shree Sainath Park Co-Op. Hsg. Soc. Ltd.", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, State – Maharashtra, Country – India belongs to **Mr. Amol Ramesh Ambelkar.**

Boundaries of the property.

North	:	Cosmos Orchid
South	:	Sai Nagar Road
East	:	Cosmos Chestnut
West	:	Ram Mandir Road

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 **₹ 70,53,125.00 (Rupees Seventy Lakh Fifty Three Thousand One Hundred Twenty Five 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: 2024.03.30 17:59:22 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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Chandivli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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Residential Flat No. 505, 5th Floor, "Shree Sainath Park Co-Op. Hsg. Soc. Ltd.", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, 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 30.03.2024 for Banking Purpose
2	Date of inspection	28.03.2024
3	Name of the owner/ owners	Mr. Amol Ramesh Ambelkar
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	Address: Residential Flat No. 505, 5 th Floor, "Shree Sainath Park Co-Op. Hsg. Soc. Ltd.", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, State – Maharashtra, Country – India. Contact Person: Mr. Amol Ramesh Ambelkar (Owner) Contact No. 9987565387
6	Location, street, ward no	Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615
	Survey/ Plot no. of land	Survey No. 10, Hissa No. 5 of Village - Vadavli
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. = 431.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 610.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615
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.
	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	₹ 15,000.00 Expected rental income per month

	(iv) Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a 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	Year of Completion – 2007 (As per Occupancy Certificate)
42	What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Branch to assess fair market value as on **30.03.2024** for Residential Flat No. 505, 5th Floor, "**Shree Sainath Park Co-Op. Hsg. Soc. Ltd.**", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, State – Maharashtra, Country – India belongs to **Mr. Amol Ramesh Ambelkar**.

We are in receipt of the following documents:

1	Copy Agreement for sale dated 01.06.2006 between M/s. Shri Sainath Enterprises (The Builder) and Mr. Amol Ramesh Ambelkar (The Transferee).
2	Copy of Occupancy Certificate V. P. No. 2000 / 97 / TMC / TDD / 120 dated 04.06.2007 issued by Thane Municipal Corporation, Thane.
3	Copy of Commencement Certificate V. P. No. 2002 / 97 / TMC / TDD / 4906 dated 15.03.2004 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 10, Hissa No. 5 of Village - Vadavali, Thane (West), Taluka & District – Thane, PIN Code - 400 615, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a traveling distance 9.7 from Thane 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 Poor. The building is used for residential purpose. 5th Floor is having 5 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C + Bath + Cupboard Area. (i.e., **1BHK with W.C + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing. The flat internal condition is Good.

Valuation as on 30th March 2024

The Built Up of the Residential Flat	:	610.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 years
Cost of Construction	:	610.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,25,000.00
Depreciation $\{(100-10) \times 17 / 60\}$:	25.50%
Amount of depreciation		₹ 3,88,875.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,585.00 per Sq. M. i.e., ₹ 9,530.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 88,529.00 per Sq. M. i.e., ₹ 8,225.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,200.00 per Sq. Ft.
Value of property as on 30.03.2024	:	610.00 Sq. Ft. X ₹ 12,200.00 = ₹ 74,42,000.00

(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 30.03.2024	:	₹ 74,42,000.00 - ₹ 3,88,875.00 = ₹ 70,53,125.00
Total Value of the property	:	₹ 70,53,125.00
The realizable value of the property	:	₹ 63,47,812.00
Distress value of the property	:	₹ 56,42,500.00
Insurable value of the property (610.00 X 2,500.00)	:	₹ 15,25,000.00
Guideline value of the property (610.00 X 8,225.00)	:	₹ 50,17,250.00

Remark: As per Actual Site Measurement, Carpet Area is 431.00 Sq. Ft. & Built up Area is 610.00 Sq. Ft. respectively mentioned in the documents provided to us. The loading factor of Built up area to Carpet area is 41%. For the purpose of valuation, we have considered Built up Area of agreement for sale.

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 505, 5th Floor, "Shree Sainath Park Co-Op. Hsg. Soc. Ltd.", Village – Vadavli, Thane (West), Taluka & District – Thane, PIN - 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 70,53,125.00 (Rupees Seventy Lakh Fifty Three Thousand One Hundred Twenty Five Only)** as on **30th 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 **30th March 2024 is ₹ 70,53,125.00 (Rupees Seventy Lakh Fifty Three Thousand One Hundred Twenty Five 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

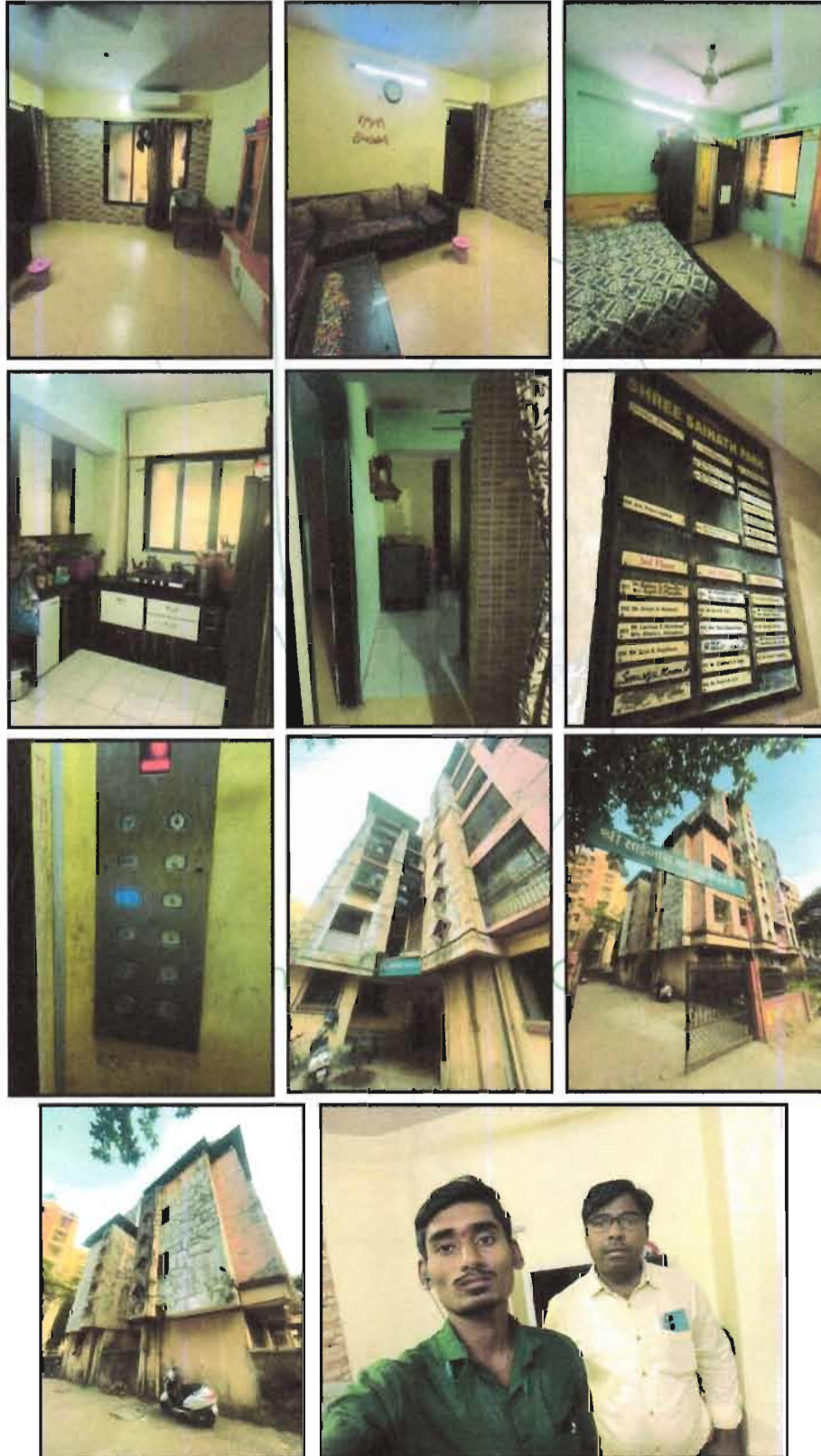
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ANNEXURE TO FORM 0-1

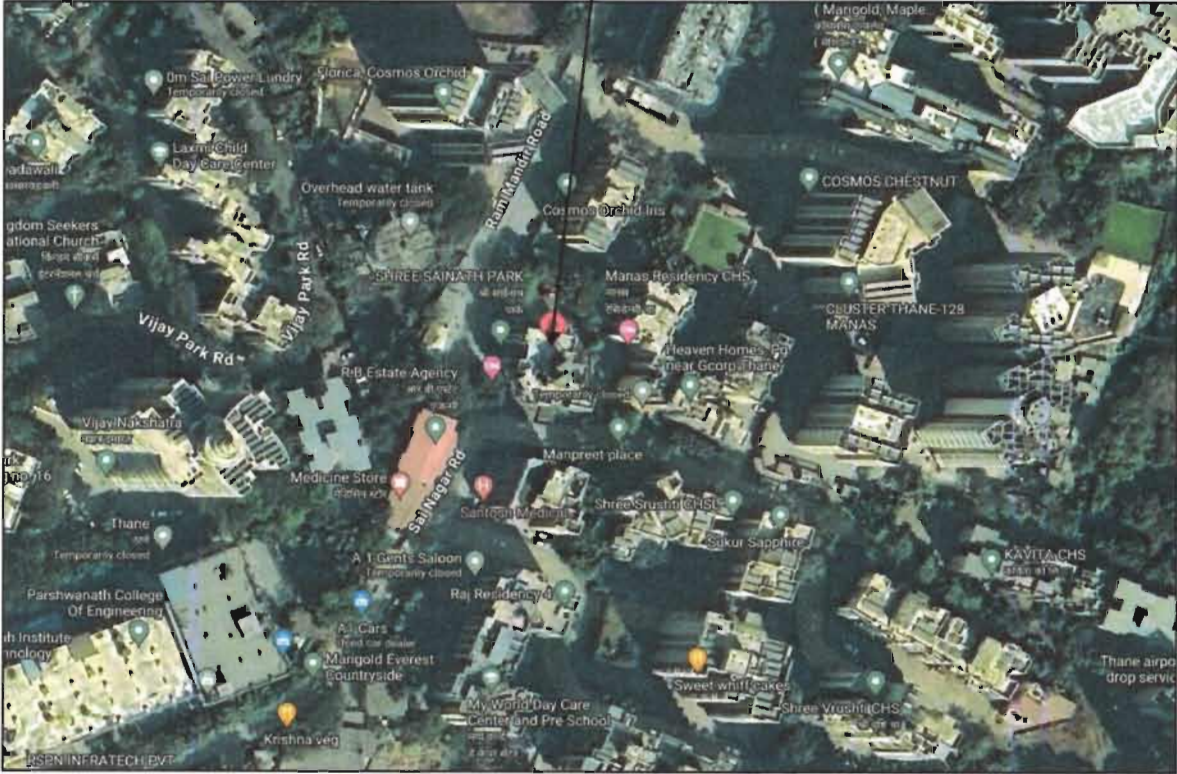
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	43 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 with safety door
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	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°16'08.1"N 72°58'07.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 9.7 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 Ma

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Vadavali (Thane Mahal)

Search By: Survey No. Location

Enter Survey No:

सूची क्रमांक	सूची क्षेत्र	निवृत्ती क्रमांक	सूचीय क्षेत्र	दर प्रति	सूचीय क्षेत्र	एकक (Sq./)	Attribute
13/4B-13/4	खल्यागायत दर अन्वयेत भाग व परीच "13/4" सर्व्हे प्रतीनिधित्वा सर्व्हे नंतर अभिलेखीकृत व इतरांचे उर्वरित विडीएच/सर्व्हे नंतर विडी सर्व्हे नंतर (गावठाण)	19900	97700	109100/121900	109100	चौ. मीटर	वि.टी. मंडळ
13/4B-13/4	खल्यागायत दर अन्वयेत भाग व परीच "13/4" सर्व्हे प्रतीनिधित्वा सर्व्हे नंतर अभिलेखीकृत व इतरांचे उर्वरित विडीएच/सर्व्हे नंतर विडी सर्व्हे नंतर (गावठाण)	19900	97700	109100/121900	109100	चौ. मीटर	पब्लिक मंडळ
13/4B-13/4	खल्यागायत दर अन्वयेत भाग व परीच "13/4" सर्व्हे प्रतीनिधित्वा सर्व्हे नंतर अभिलेखीकृत व इतरांचे उर्वरित विडीएच/सर्व्हे नंतर विडी सर्व्हे नंतर (गावठाण)	19900	97700	109100/121900	109100	चौ. मीटर	नवीन मंडळ

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	97,700.00			
Increase by 5% on Flat Located on 5 th Floor	4,885.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,02,585.00	Sq. Mtr.	9,530.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,900.00			
The difference between land rate and building rate (A – B = C)	82,685.00			
Depreciation Percentage as per table (D) [100% -17%] (Age of the building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	88,529.00	Sq. Mtr.	8,225.00	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

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

99acres Buy Enter Locality / Project / Society / Landmark

Posted on Feb 01, 2023 | Ready to show

₹51.5 Lac ₹12,560 per sq.ft. **1BHK 1Bath**

₹11.5 Lac Govt Charges & Tax

₹12,560 per sq.ft. (Registered)

Super Built up area 606 sq.ft.

Carpet area 410 sq.ft.

1 Bedroom, 1 Bathroom, No Balcony, yeshi Pooja Room, Others

Vijay Park
Kaser vadavai, Thane

3rd of 7 Floors

East

10+ Year Old

Places nearby
Kaser vadavai, Thane, Maharashtra

B-Mall | Ghodbunder road | AP Shah Institute | New Horizon | Vedant Super Speciality | Horizon Prime Hospital

NOBROKER

1 BHK Flat in Raunak Unnathi Woods Phase 7 For Sale in Thane West

₹52 Lacs

₹35,534/Month

550 sq.ft.

1 Bedroom

2 Bathroom

3

Full

Report which was not correct in this property

Listed by Broker | Sold Out | Wrong info

Price trends by NBEstimate

Overview

Age of Building	Recently Constructed	Ownership Type	Self Owned
Maintenance Charges	₹13 Per Sq.Ft/M	Flooring	Vitrified Tiles
Area/Carpet	230 Sq.Ft	Carpet Area	148 Sq.Ft

Activity On This Property

1,454 views | 21 favorites

Similar Properties

Price Indicators

NOBROKER

2 BHK Flat In Vijay Park For Sale In Kasarvadavali

₹ 86 Lacs
₹ 50,436/Month
730 sq ft

2 Bedrooms
2 Bathrooms
1 Car

Age of Building: 10 Years
Maintenance Charges: ₹ 2.8 Per Sq.Ft/M
Built-up Area: 790 Sq.Ft
Ownership Type: Self Owned
Flooring: Vitrified Tiles
Covered Area: 981 Sq.Ft
Facing: East
Parking: Car

Activity On This Property: 154 views, 0 inquiries, 1 favorite

Similar Properties: 2 BHK Flat In Puravai Capital For Sale In Thane West

NOBROKER

1 BHK Flat In Shree Sruvati Chai For Sale In Thane West

₹ 65 Lacs
₹ 37,254/Month
635 sq ft

1 Bedroom
2 Bathrooms
1 Car

Age of Building: 5.08 Years
Maintenance Charges: ₹ 5.6 Per Sq.Ft/M
Built-up Area: 602 Sq.Ft
Ownership Type: Self Owned
Flooring: Vitrified Tiles
Covered Area: 479 Sq.Ft
Facing: North-East

Activity On This Property: 116 views, 3 inquiries

Similar Properties: 2 BHK Flat In Puravai Capital For Sale In Thane West

Sales Instances

गावाचे नाव : वडवली	
12411530 05-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्ता क्रमांक : 12411/2023 नोंदणी : Regn:63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4821802.755
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 601, माळा नं: सहावा मजला,जी - विंग, इमारतीचे नाव: अशोक स्मृती ई.एफ.आणि जी विंग को ऑप.हौ.सो.लि., ब्लॉक नं: कासारवडवली नाका,घोडबंदर रोड, रोड : ठाणे प., इतर माहिती: सदनिकेचे क्षेत्रफळ 460 चौ. फु. कार्पेट म्हणजेच 42.73 चौ. मी. कार्पेट... झोन नं.13/48-1ब4((Survey Number : सर्व्हे नं. 27 हिस्सा नं. 6 ;))
(5) क्षेत्रफळ	460 चौ फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दर्शन वसंत फडके - - वय:-35 पत्ता:-प्लॉट नं: प्लॉट नं. जी/601, माळा नं: - , इमारतीचे नाव: अशोक स्मृती को ऑप.हौ.सो.लि., ब्लॉक नं: कासारवडवली नाका, घोडबंदर रोड, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ARMPP7022N
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर रघुनाथ तटाणे - - वय:-39, पत्ता:-प्लॉट नं: जी /101, माळा नं: - , इमारतीचे नाव: अशोक स्मृती फेज 2, ब्लॉक नं: हायपरसिटी मॉल जवळ, कासारवडवली, रोड नं: घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AKLPT1681M 2): नाव:-वर्षा सागर तटाणे - - वय:-38, पत्ता:-प्लॉट नं: जी /101, माळा नं: - , इमारतीचे नाव: अशोक स्मृती फेज 2, ब्लॉक नं: हायपरसिटी मॉल जवळ, कासारवडवली, रोड नं: घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AJYPT16930H
(9) दस्ताऐवज करून दिल्याचा दिनांक	29/08/2023
(10)दस्ता नोंदणी केल्याचा दिनांक	29/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12411/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	455000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेरा	
मूल्यांकनासाठी विचारात घेतलेला	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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 **₹ 70,53,125.00 (Rupees Seventy Lakh Fifty Three Thousand One Hundred Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.03.30 17:59:39 +05'30'

Auth. Sign.

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