

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5507/23-24	Dated 30-Mar-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 008023/2305837	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 008023/2305837 Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia - Residential Flat No. 702, 7th Floor, Building No. 1, Wing - B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village - Ayare, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India.
 Company's PAN : **AADCV4303R**
Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd ASMITA JAYSING RATHOD Digitally signed on 30-03-2024 10:00:34 Authorised Signatory
-------------------------------	------------------------------------------------------------------------------------------------------------------------------------------

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia**

Residential Flat No. 702, 7th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'34.6"N 73°05'25.1"E

Think.Innovate.Create

Valuation Done for:

Cosmos Bank

Dombivali (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia.**

Boundaries of the property.

North : Shree Dharmachakra Aadishwar Jain Band Mandal
South : Open Plot
East : Sarvoday Aangan CHSL
West : Internal 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 **₹ 90,04,500.00 (Rupees Ninety Lakh Four Thousand Five Hundred 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

Encl. Valuation Report

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 17:53:29 +05'30'

Auth. Sign.



www.vastukala.org

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

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

Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, 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 Bank Loan Purpose
2	Date of inspection	29.03.2024
3	Name of the owner/ owners	Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 702, 7 th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India. Contact Person: Mr. Montu Tanna Contact No. 9323973601
6	Location, street, ward no	Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane
7	Survey/ Plot no. of land	Survey No. 92, Hissa No. 1/3 & CTS No. 466 to 472 Village – Ayare
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. = 620.00 Balcony Area in Sq. Ft. = 38.00 Dry Balcony Area in Sq. Ft. = 16.00 Terrace Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 730.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 660.00 Terrace Area in Sq. Ft. = 30.00 Total Carpet Area in Sq. Ft. = 690.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 828.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane
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?	Vacant
	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 KDMC 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	₹ 19,000.00 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	As per sub registrar of assurance records

	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 upon, 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 – 2014 (As per Part Building Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 30.03.2024 for Residential Flat No. 702, 7th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 23.11.2010 (18 Pages from document) between M/s. Aditya Developers (The Promoters) & Mr. Aastik Vinod Pithadia & Mrs. Urvi Aastik Pithadia (The Purchasers)
2	Copy of Part Building Completion Certificate No. KDMC / NRV / CC / DOV / 323 dated 10.02.2014 issued by Kalyan Dombivli Municipal Council.

LOCATION:

The said building is located at Survey No. 92, Hissa No. 1/3 & CTS No. 466 to 472 Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.2 KM. from Dombivli railway station.

BUILDING:

The building under reference is having Stilt + 10 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 good. The building is used for residential purpose. Building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of Living Room + 2 Bedroom + Kitchen + Cupboard Area + 2 Toilets + Passage + Balcony + Dry Balcony + Terrace (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 30th March 2024

The Carpet Area of the Residential Flat	:	690.00 Sq. Ft.
------------------------------------------------	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2014 (As per Part Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	828.00 X 2,500.00 = ₹ 20,70,000.00
Depreciation $\{(100-10) \times 10\} / 60$:	15.00%
Amount of depreciation	:	₹ 3,10,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 70,980.00 per Sq. M. i.e., ₹ 6,594.00 per Sq. Ft.
Guideline rate obtained (after depreciation)	:	₹ 66,632.00 per Sq. M. i.e., ₹ 6,190.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,500 per Sq. Ft.
Value of property as on 30.03.2024	:	690.00 Sq. Ft. X ₹ 13,500.00 = ₹ 93,15,000.00

(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 30.03.2024	:	₹ 93,15,000.00 - ₹ 3,10,500.00 = ₹ 90,04,500.00
Total Value of the property	:	₹ 90,04,500.00
The realizable value of the property	:	₹ 81,04,050.00
Distress value of the property	:	₹ 72,03,600.00
Insurable value of the property (828.00 X 1,800.00)	:	₹ 6,48,000.00
Guideline value of the property (828.00 X 6,190.00)	:	₹ 51,25,320.00

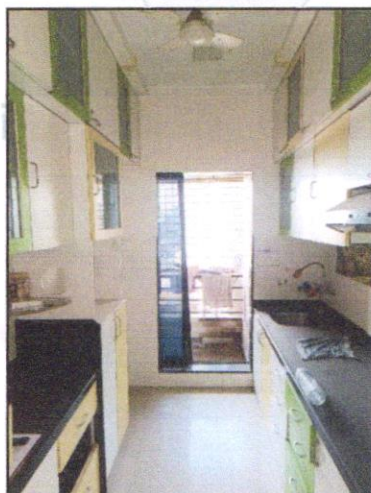
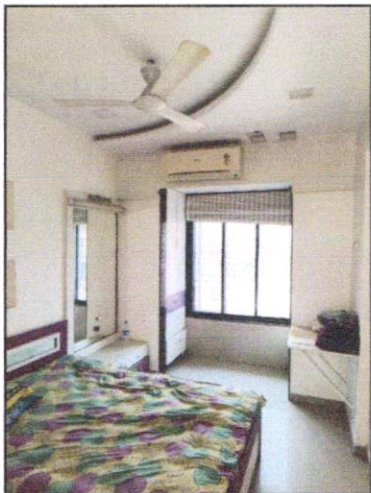
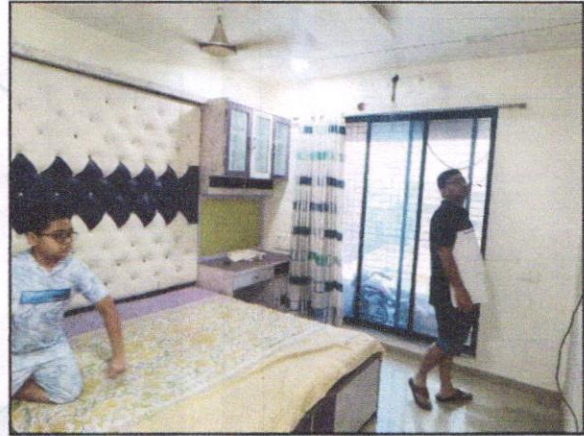
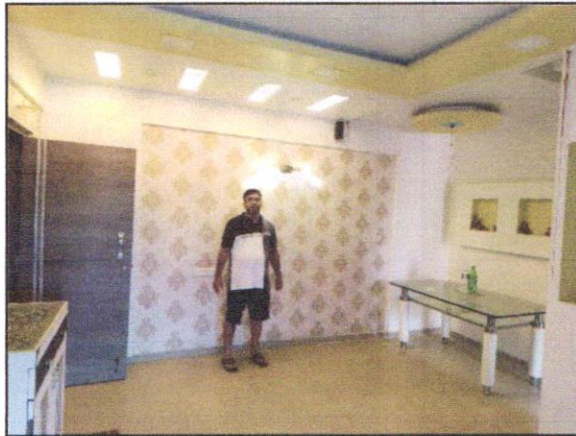
Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, Building No. 1, Wing – B, "Aditya Heights Building No. 1 Co-Op. Hsg. Soc. Ltd.", Near Jain Derasar, Pandurang Wadi, Shanti Nagar, Village – Ayare, Dombivli (East), Taluka – Kalyan, District – Thane, PIN

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 10 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	2014 (As per Part Building Completion Certificate)
4.	Estimated future life	50 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, Powder Coated Aluminium sliding windows
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	Yes
18.	No. of lifts and capacity	2 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



Actual site photographs



Think.Innovate.Create

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: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Ayare (Kalyan-Dombivl)

Search By: Survey No. Location

Enter Survey No: 92 Search

उपविभाग	खुली जमीन	निवासी मरम्भिका	संकीर्ण घुसाने	औद्योगिक	एकक (Rs./)	Attribute
11/46-विभाग 21क आगारे गाव : मध्य वेळीच्या पुर्वीकरील ड्राय स्टेशन	27500	67600	77700.84200	77700	चौ. मीटर	वाणीय
11/46-विभाग 21क आगारे गाव : मध्य वेळीच्या पुर्वीकरील ड्राय स्टेशन	27500	67600	77700.84200	77700	चौ. मीटर	सि.टी.एम नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	67,600.00			
Increase by 5% on Flat Located on 7 th Floor	3,380.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	70,980.00	Sq. Mtr.	6,594.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	27,500.00			
The difference between land rate and building rate (A – B = C)	43,480.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	66,632.00	Sq. Mtr.	6,190.00	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
 2 BHK Flat in Aditya Heights Dombivali For Sale in Shree Nagar, Dombivali East
 ₹1.2 Crores
 ₹6,777/sq.ft.
 1,650 sq.ft.
 Feb 26, 2024
 Immediate Possession
 Aditya Heights Dombivali East
 Full
 2 Bedrooms
 2 Bathrooms
 2 Car Parkings

Overview

Legal Building	3 BHK	Ownership Type	Self Owned
Maintenance Charge	₹1.4 Per Sq.Ft.	Flooring	Marble Tiles
Build Area	1,650 sq.ft.	Carpet Area	850 Sq Ft
Handing Status	Ready To Move	Flooring	Full
Floor	1/02	Flooring	Car

HOUSING.com
 Sponsored Projects
 T90.6 L - 18 G
 T90.0 L - 82.5 L
Adwait Chandraprabha Heights
 ₹99.19 L (₹4,716/sq.ft)
 2 BHK starts at ₹42.24 L
 2 BHK Apartment Configuration
 Jun, 2022 Possession Starts
 ₹14.17 K/sq.ft Avg Price
 700.00 sq.ft Carpet Area

Sales Instance

319272 30-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 3192/2021 नोदणी : Regn:63m
गावाचे नाव : आयरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5912422.56	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग नं. 11/46 फ्लॉट नं. ए-304,बील्डींग नं. 5 ए,तीसरा मजला,क्षेत्र 960 चौ फूट बांधिव सोबत स्टि्ल्ट पार्किंग लोटा पी.9 ईन बील्डींग नं.5 ए,सर्वोदय गार्डन सोसायटी,पांडुरंग वाडी,डोंबिवली पूर्व((Survey Number : 92, Hissa No. 1/3 Part ;))	
(5) क्षेत्रफळ	960 चौ. फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अभिजीत दिलीप इंगळे - - वय:-38 पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. 304, बील्डींग नं. 5 ए, सर्वोदय गार्डन सोसायटी, ब्लॉक नं. -, रोड नं: पांडुरंग वाडी , डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AAMP17082E 2): नाव.-दिलीप छबु इंगळे - - वय:-69 पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. 304, बील्डींग नं. 5 ए, सर्वोदय गार्डन सोसायटी, ब्लॉक नं. -, रोड नं: पांडुरंग वाडी , डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AAAP13260J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-दीपक अमृतलाल शाह - - वय:-46, पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. बी-002, बी. विंग, सिद्धीविनायक ज्योत सोसायटी, ब्लॉक नं. -, रोड नं: पांडुरंग वाडी , डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं.-AAZPS9776L 2): नाव.-फाल्गुनी दीपक शाह - - वय:-39, पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. बी-002, बी. विंग, सिद्धीविनायक ज्योत सोसायटी, ब्लॉक नं. -, रोड नं: पांडुरंग वाडी , डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-DHTPS2346C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	3192/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	400000	
(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 **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 **₹ 90,04,500.00 (Rupees Ninety Lakh Four Thousand Five Hundred 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: 2024.03.30 17:54:24 +05'30'

Avinad
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

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

