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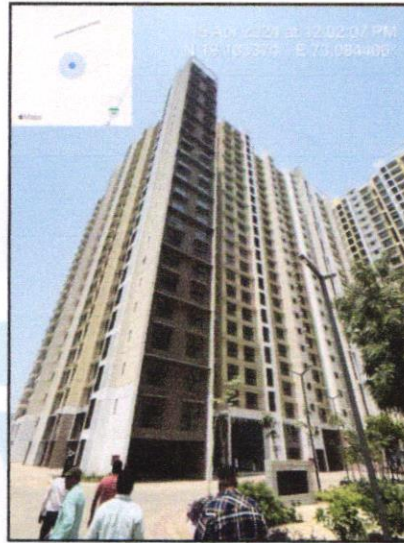
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ranjeet Goma Thakur**

Residential Flat No. 2103, 21st Floor, Building No. 18, "**Runwal Gardens Phase 2 Building No. 18 - 23**",
Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka - Kalyan,
District - Thane, PIN Code - 421 204, State - Maharashtra, Country - India.

Latitude Longitude - 19°11'00.1"N 73°05'02.7"E

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, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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Regd. Office

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

☎️ **+91 2247495919**

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Page 2 of 16

Vastu/Thane/05/2024/008214/2306384

18/17-244-PSRJ

Date: 18.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2103, 21st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Mr. Ranjeet Goma Thakur.**

Boundaries of the property.

North : Building No. 17
South : Garden
East : Internal Road
West : Building No. 19

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 **₹ 57,96,000.00 (Rupees Fifty-Seven Lakh Ninety-Six Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**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: 2024.05.18 17:33:46 +05'30'

Avinal

Auth. Sign.



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Valuation Report of Residential Flat No. 2103, 21st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204, 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 18.05.2024 for Bank Loan Purpose
2	Date of inspection	15.04.2024
3	Name of the owner/ owners	Mr. Ranjeet Goma Thakur
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. 2103, 21 st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204, State - Maharashtra, Country - India. Contact Person: Mr. Ranjeet G. Thakur - Owner Contact No. 9029360360
6	Location, street, ward no	Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka - Kalyan, District - Thane
7	Survey/ Plot no. of land	Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10 & Others of Village - Gharivali & 44/1 to 44/12, 45/1 & Others of Village - Usarghar
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 472.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 491.00 Deck Area in Sq. Ft. = 13.00 Total Carpet Area in Sq. Ft. = 504.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 554.00 (Carpet Area as per Agreement + 10%) All the above areas are within 6% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, 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	Attached

	separate sheet (The Annexure to this form may be used)	
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 MMRDA 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	₹ 12,000.00 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	N. A.

	of rent?	
	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 – 2024 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 18.05.2024 for Residential Flat No. 2103, 21st Floor, Building No. 18, "Runwal Gardens Phase 2 Building No. 18 - 23", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **Mr. Ranjeet Goma Thakur**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 15.07.2020 between Runwal Residency Private Limited (The Promoters) & Mr. Ranjeet Goma Thakur (The Allottee).
2	Copy of RERA Registration Certificate No. P51700024154 Dated 23.01.2020 issued by Maharashtra Real Estate Regulatory Authority. (Downloaded from RERA).
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali – Sagaon - 01 / Site – A / Vol – XVI / 782 / 2020 Dated 14.10.2020 issued by Mumbai Metropolitan Region Development Authority (Downloaded from RERA).
2	Copy of Occupancy Certificate No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - 01 / OC B. No. 18, 19, 20 & 21 / Vol - 47 / 2024 Dated 18.03.2024 issued by Mumbai Metropolitan Region Development Authority.

LOCATION:

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The said building is located at Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10 & Others of Village – Gharivali & 44/1 to 44/12, 45/1 & other of Village - Usarghar, Dombivli (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 6.2 KM. from Dombivli railway station.

BUILDING:

The building under reference is having Stilt + 23rd 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 21st Floor. It consists of Living Room + 1.5 Bedroom + Kitchen + 2 Toilets + Passage + Dry Balcony (i.e. **1.5 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 18th May 2024

The Total Carpet Area of the Residential Flat	:	504.00 Sq. Ft.
------------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2024 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	New Construction
Cost of Construction	:	554.00 X 2,800.00 = ₹ 15,51,200.00
Depreciation	:	N.A., as the property age is below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 73,485.00 per Sq. M. i.e., ₹ 6,827.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,500.00 per Sq. Ft.
Value of property as on 18.05.2024	:	504.00 Sq. Ft. X ₹ 11,500.00 = ₹ 57,96,000.00

(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)

The Value of the property	₹ 57,96,000.00
The realizable value of the property	: ₹ 52,16,400.00
Distress value of the property	: ₹ 46,36,800.00
Insurable value of the property (554.00 X 2,800.00)	: ₹ 15,51,200.00



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Guideline value of the property (554.00 X 6,827.00)	: ₹ 37,82,158.00
------------------------------------------------------------	-------------------------

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2103, 21st Floor, Building No. 18, "**Runwal Gardens Phase 2 Building No. 18 - 23**", Bhadra Nagar, Usarghar Betwade Road, Village - Gharivali, Usarghar, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India for this particular purpose at **₹ 57,96,000.00 (Rupees Fifty Seven Lakh Ninety Six Thousand Only)** as on **18th May 2024**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18th May 2024 is ₹ 57,96,000.00 (Rupees Fifty Seven Lakh Ninety Six Thousand Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 23 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 21 st Floor
3	Year of construction	2024 (As per Occupancy Certificate)
4	Estimated future life	60 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 door, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
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



Route Map of the property

Site u/r



Latitude Longitude - 19°11'00.1"N 73°05'02.7"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 6.2 KM.)





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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	Kalyan
Select Village	Gavache Nav : Usaraghar (Kalyan Dor)	Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones
Select उपविभाग	खुनी जमीन विक्रायी सर्वनिका	आंशिक दुकाने	औद्योगिक एवक (Rs./)
SurveyNo	47/148-मीने उमरकर गावठील रहोवास विभागातील मिळकती	7900	57200
SurveyNo	47/149-मीने उमरकर गावठील रहोवास विभागातील मिळकती	7800	49200
SurveyNo	47/150-मीने उमरकर गावठील बाणिक्य बाजार विभागातील मिळकती	8300	53200
SurveyNo	47/151-मीने उमरकर गावठील बाणिक्यबाजारतील सर्व मिळकती	8000	42800
SurveyNo	47/151/1 - कणवळ गावठील व कणवळ गावठील	9800	63900
			65900 71700 65900
			58200 70300 58200
			61100 73900 61100
			60000 72300 60000
			73800 79900 73800

Stamp Duty Ready Reckoner Market Value Rate for Flat	63,900.00			
Increase by 15% on Flat Located on 21 st Floor	9,585.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	73,485.00	Sq. Mtr.	6,827.00	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



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Price Indicators

99acres
Sell/Rent Property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Dombivli > Flats in Dombivli East > 2 BHK Flats in Dombivli East

Posted on Mar 01

Verified

₹ 80 Lac

@ 11,764 per sq.ft.

Estimated EMI ₹ 63,896

REGISTERED Registration No: P51700022699 Website: <https://maharera.tn.mahaonline.gov.in/>

2BHK 2Baths

Flat/Apartment for Sale

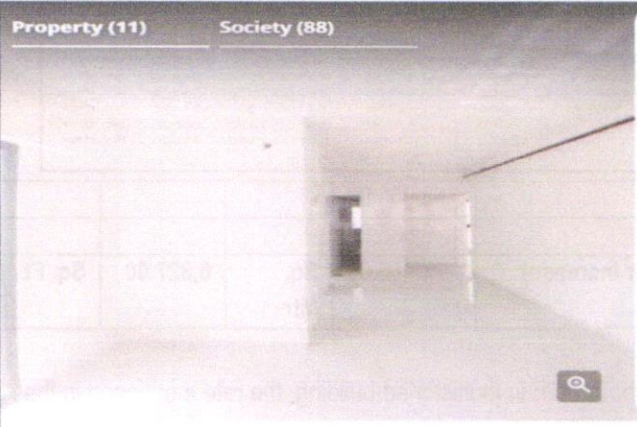
in Runwal Gardens, Dombivli East, Thane

Contact Dealer FREE

Shortlist

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (11) | **Society (88)**



Area

Carpet area: 680 sq.ft.

Configuration

2 Bedrooms , 2 Bathroom with Others

Price

₹ 80 Lac+ Govt Charges & Tax Runwal Gardens @ 11,764 per sq.ft. (Negotiable)

Address

Dombivli East, Thane

Floor Number

18th of 23 Floors

Facing

North-West

Overlooking

Park/Garden, Main Road, Club, D...

Property Age

5+ Year Old

99acres
Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Dombivli > Flats in Dombivli East > 2 BHK Flats in Dombivli East

Posted on Mar 01

Verified

₹ 65 Lac

@ 12,871 per sq.ft.

Estimated EMI ₹ 51,916

REGISTERED Registration No: P51700022699 Website: <https://maharera.tn.mahaonline.gov.in/>

2BHK 2Baths

Flat/Apartment for Sale

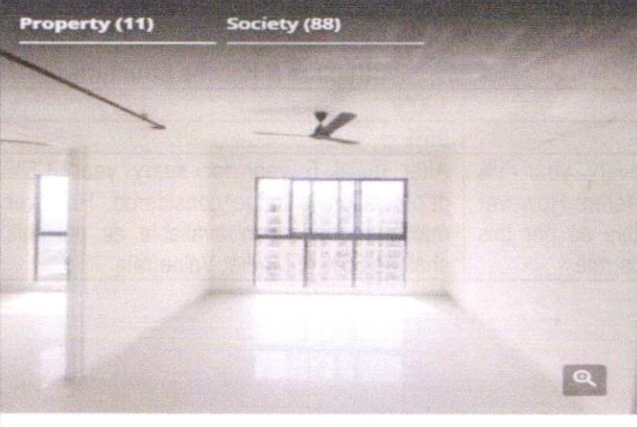
in Runwal Gardens, Dombivli East, Thane

Contact Dealer FREE

Shortlist

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (11) | **Society (88)**



Area

Carpet area: 505 sq.ft.

Configuration

2 Bedrooms , 2 Bathroom with Others

Price

₹ 65 Lac+ Govt Charges & Tax Runwal Gardens @ 12,871 per sq.ft. (Negotiable)

Address

Dombivli East, Thane

Floor Number

21st of 23 Floors

Facing

West

Overlooking

Park/Garden, Main Road, Club, Po...

Property Age

5+ Year Old

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Sales Instance

गावाचे नाव : उसरघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4457227
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	2911000
(4) भू-मापन पोटहिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव,कल्याण-डोंबिवलीइतर वर्णन :सदनिका नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड : , इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 1410,14 वा मजला, टॉवर सीएल06-08,रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 38.52 चौ. मी. कारपेट म्हणजेच 414.63 चौ. फुट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत(536/म-1 दिनांक 04-01-2008/15-01-2008)। (Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt.), 103/2, 103/3 to 5, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 104, 106/2, 106/3, 106/6, 107/1, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;)
(5) क्षेत्रफळ	414.63 चौ फूट
(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.-मे. हॉरीझॉन प्रोजेक्ट्स प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखवार म्हणून किशोर कुमार जैन तर्फे कुलमुखवार म्हणून वैभव वाघ वय-41 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. पाचवा मजला, रुणवाल ऍण्ड ओमकार इन्व्हेअर, सायन बुनाभट्टी सिविल समोर, सायन पुर्व, मुंबई, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, मुंबई पिन कोड:-400022 पॅन नं.-AAFCR1404F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-नमता रामराव जोगदनकर - वय-28; पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साब्रे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे पिन कोड:-400612 पॅन नं.-BCCPJ6695P 2): नाव.-रामराव माधव जोगदनकर - वय-59; पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साब्रे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे पिन कोड:-400612 पॅन नं.-ADAPJ1911E 3): नाव.-सरस्वती रामराव जोगदनकर - वय-45; पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: बी/104, सिद्धांत रिजेन्सी, बिल्डींग नं. 2, साब्रे रोड, सिद्धांत पार्क समोर, दिवा पूर्व, ठाणे, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे पिन कोड:-400612 पॅन नं.-AVWPJ1871F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4404/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	201000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
मुन्यांकनासाठी 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 **18th May 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 ₹ **57,96,000.00 (Rupees Fifty Seven Lakh Ninety Six Thousand 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: 2024.05.18 17:34:10 +05'30'

Avinad

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

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