



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

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: **Mrs. Purva Pravin Dalvi**

Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road,  
Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107,  
State - Maharashtra, Country – India

Latitude Longitude - 19°16'19.7"N 72°52'30.8"E

### Valuation Prepared for: **Cosmos Bank**

#### **DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East), Mumbai - 400 068,  
State - Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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

#### **Regd. Office**

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/04/2024/8343/2306071

24/12-210-PASH

Date: 24.04.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India belongs to **Mrs. Purva Pravin Dalvi**.

#### Boundaries of the property.

North : PNK Imperial Heights  
South : Kaveri CHSL & Road  
East : Open Plot  
West : Under Construction Building

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 ₹ **56,35,000.00 (Rupees Fifty Six Lakh Thirty Five 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.24 18:05:34 +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

Encl: Valuation report in Form – 01



#### Our Pan India Presence at :

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

#### Regd. Office

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

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

Valuation Report of Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, 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 24.04.2024 for Banking Purpose
2	Date of inspection	24.04.2024
3	Name of the owner/ owners	<b>Mrs. Purva Pravin Dalvi</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 008, Ground Floor, Wing - B, " <b>Narmada Co-Op. Hsg. Soc. Ltd.</b> ", Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Bhanuja Dubey (Tenant)
6	Location, street, ward no	MIDC Road
	Survey/ Plot no. of land	Survey No. 141, Hissa No. 4 of Village - Mira
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 403.00 (Area as per actual site measurement)  <b>Super Built up Area in Sq. Ft. = 560.00</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	MIDC Road
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	Yes
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Bhanuja Dubey
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 12,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not available
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.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is 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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1999 (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.
45	<b>Remarks:</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 24.04.2024 for Residential Flat No. 008, Ground Floor, Wing – B, “Narmada Co-Op. Hsg. Soc. Ltd.”, Ganga Nagar, MIDC Road, Village – Mira, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mrs. Purva Pravin Dalvi**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.07.2021 b/w. Mr. Rajendra Ganpat Lokhande (Transferor) and Mrs. Purva Pravin Dalvi (Transferee)
2	Copy of N.A. order cum Building Construction Permission Document No. NP / NR / 2234 / 143 / 97 – 98 dated 05.04.1997 issued by Mira Bhayander Municipal Council
3	Copy of Occupancy Certificate Dated 05.10.1999 issued by Mira Bhayander Municipal Council
4	Copy of Previous Valuation Report dated 15.07.2021 issued by Aarch Consultants & Valuers

**LOCATION:**

The said building is located at Survey No. 141, Hissa No. 4 of Village – Mira, Ganga Nagar, MIDC Road, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 2.9 Km. from Mira Road railway station.

**BUILDING:**

The building under reference is having Ground + 4 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 Ceramic tile floor finish. The building is used for residential purpose. External condition of the building is Normal. Cracks, Filing Cracks were found at external wall of the building. Ground Floor is having 4 Residential Flats. Lift is not provided in building.

**Residential Flat:**

The residential flat under reference is situated on the Ground Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. **1BHK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring, Wooden door framed with flush door, Aluminum sliding windows & Concealed plumbing & Concealed electrification.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**Valuation as on 24th April 2024**

<b>The Super Built up Area of the Residential Flat</b>	<b>:</b>	<b>560.00 Sq. Ft.</b>
--	----------	-----------------------

**Deduct Depreciation:**

Year of Construction of the building	:	1999 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	560.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,00,000.00
Depreciation $\{(100-10) \times 25\}/60$	:	37.50%
Amount of depreciation	:	₹ 5,25,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 97,700.00 per Sq. M. i.e. ₹ 9,077.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 80,450.00 per Sq. M. i.e. ₹ 7,474.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
<b>Value of property as on 24.04.2024</b>	<b>:</b>	<b>560.00 Sq. Ft. X ₹ 11,000.00 = ₹ 61,60,000.00</b>

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

<b>Depreciated Fair Market Value of the property as on 24.04.2024</b>	<b>:</b>	<b>₹ 61,60,000.00 - ₹ 5,25,000.00 = ₹ 56,35,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 56,35,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 50,71,500.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 45,08,000.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 14,00,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 41,85,440.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 008, Ground Floor, Wing - B, "Narmada Co-Op. Hsg. Soc. Ltd.", Ganga Nagar, MIDC Road, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India for this particular purpose at ₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty Five Thousand Only) as on 24th April 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 **24th April 2024 is ₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty Five 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:



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3	Year of construction	1999 (As per Occupancy Certificate)
4	Estimated future life	35 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	Wooden door framed with flush door, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No Lift

19	Underground sump – capacity and type of construction	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



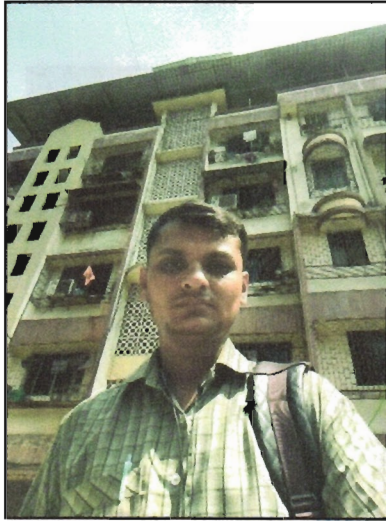


## Actual site photographs



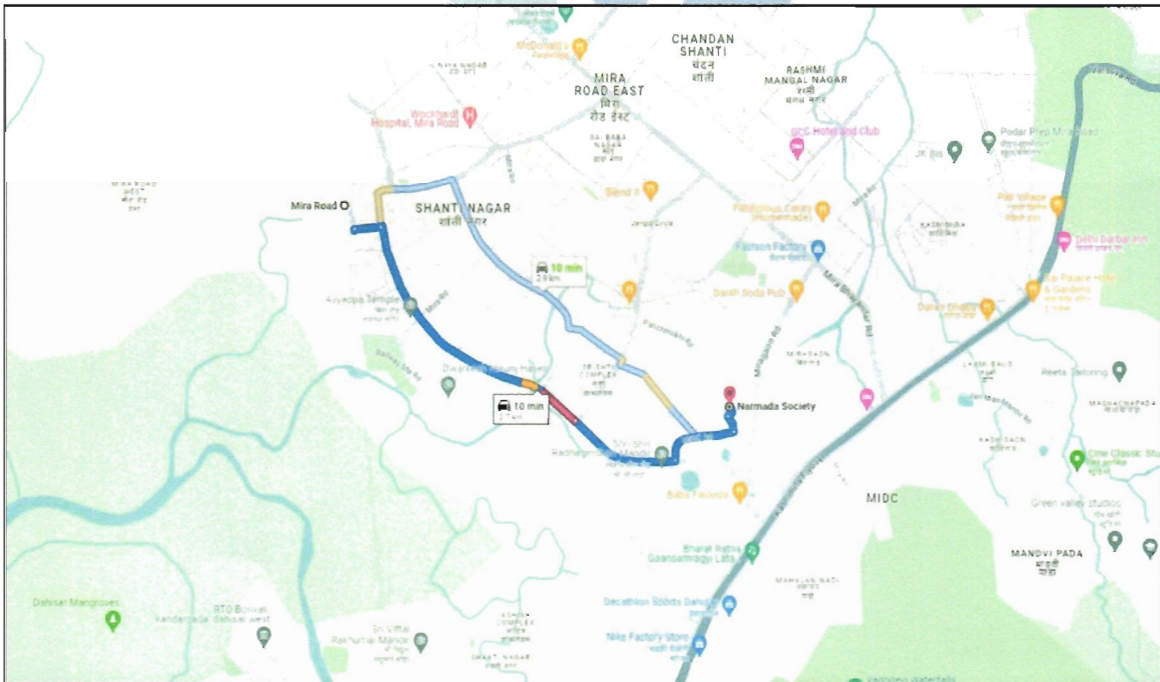


## Actual site photographs



## Route Map of the property

Site, u/r



**Latitude Longitude - 19°16'19.7"N 72°52'30.8"E**

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.9 Km.)



Since 1989


**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company






## 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: Thane

Select Village: Mauje [Village] Mira No. 5 (Mira Bhaya)

Search By:  Survey No.  Location

Enter Survey No: 141 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/22-कसु) मिरा गावातील सिटीएस क्रमांक	28700	97700	111980	122100	111980	चौ. मीटर	सि.टी.एम. नंबर



## Price Indicators

**NOBROKER**

**1 BHK Flat In New Royal Enclave For Sale In Mira Bhayandar**  
Mira Road - Near Royal College of Arts, Science and Commerce

₹ 53 Lacs  
₹ 30,376/Month  
550 Sq.Ft

1 Bedroom  
2 Bathroom  
2 BHK  
None Parking

Jan 28, 2024  
Immediately  
New Royal Enclave  
None

Get Owner's Details

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

Price trends by NBEstimate

Activity On This Property  
194 Unique Views 4 Shortlist

Similar Properties

**Overview**

Age of Building	+10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6.6 Per Sq.Ft.M	Flooring	Marble/Granite
Builtup Area	108 Sq.Ft	Furnishing Status	Semi-Furnish New
Facing	South	Floor	7/7

**NOBROKER**

**1 RK Flat In Shiv Garajna For Sale In Mira Road**  
Mira Road East Near Bharti Maheshwari School & Classes

₹ 35 Lacs  
₹ 20,060/Month  
350 Sq.Ft

1 Bedroom  
1 Bathroom  
NA  
Car

Jan 16, 2024  
Immediately  
Shiv Garajna  
None

Contact

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

Price trends by NBEstimate

Activity On This Property  
737 Unique Views 15 Shortlist

Similar Properties

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4.3 Per Sq.Ft.M	Flooring	Dotted Tiles
Builtup Area	250 Sq.Ft	Carpet Area	226 Sq.Ft



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Price Indicators

**99acres** Buy Enter Locality / Project / Society / Landmark

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Mira Road East > 1 BHK Flats in Mira Road East

Posted on Jan 24, 2024 | Ready to move

**₹55 Lac** @ 11,224 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹43,929 Flat/Apartment for Sale  
 in Krishna Complex CHS Ltd, Mira Road East, Mira Bhayandar, Maharashtra

REPA STATUS: NOT AVAILABLE Website: <https://maharera.tanmahonline.gov.in/>

Overview Owner Details Price Trends Locality Reviews Featured Dealers Recor >

Property ID: [Redacted]

Area: Carpet area: 490 sq.ft. (48 sq.m.)

Price: ₹55 Lac+ Govt Charges & Tax @ 11,224 per sq.ft. (Negotiable)

Floor Number: 2<sup>nd</sup> of 4 Floors

Property Age: 16+ Year Old

Configuration: 1 Bedroom, 1 Bathroom, No Balcony

Address: Krishna Complex CHS Ltd, Mira Road East, Mira Bhayandar

Overlooking: Main Road

Photos not shared by advertiser  
Request Photos

Why should you consider this property?

- Close to Metro Station
- Close to Hospital
- Close to Market
- Gated Society
- 24\*7 Water
- On-Call Maintenance Staff
- Close to Mall
- Overlooking Main Road
- Parking Available

Transaction Type: Resale Property Ownership: Freehold Furnishing: Unfurnished Gated Community: Yes  
 Parking: Covered, Open Water Source: Municipal corporati... Power Backup: None Property Code: 173349319  
[www.99acres.com/173349319](http://www.99acres.com/173349319)



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**Sale Instances**

4/23/24, 12:22 PM		igr_11537	
11537337 08-02-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 11537/2023 नोंदणी : Regn:83m	
<b>गावाचे नाव : मिरि</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	3651000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3132262		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मोजे मिरा,वॉर्ड-क्यु.विभाग क्रमांक:-5/22.मध्ये,सदिनका.204 एफ.विंग.कृष्णा कॉम्प्लेक्स को.ऑप.ही.सोसा.लि. कृष्णा नगरी,गंगा नगर टेलिफोन एक्स्चेंज जवळ,एम.आई.डी.सी.रोड,मिरा गाव,मिरा रोड पूर्व,ठाणे -401107. सर्वे क्रमांक.142/2,नवीन सर्वे नं. 13/2,एकुल क्षेत्रफळ 287.50 चौ.फुट कारपेट म्हणजेच बिल्टअप 32.06 चौ.मी.बिल्टअप( ( Survey Number : सर्वे क्रमांक.142/2, नवीन सर्वे नं. 13/2 ; ) )		
(5) क्षेत्रफळ	32.06 चौ.मीटर		
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आरती यशोधन रामटेके उर्फ आरती अनिल पगारे - - वय:-37 पत्ता:-प्लॉट नं: 204 एफ-विंग, माळा नं: दुसरा मजला , इमारतीचे नाव: कृष्णा कॉम्प्लेक्स को.ऑप.ही.सोसा.ली., ब्लॉक नं. कृष्णा नगरी, गंगा नगर टेलिफोन एक्स्चेंज जवळ, रोड नं. एम.आई.डी.सी.रोड,मिरा गाव, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BCOPP7986H		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्तात्रय झनोबा भताने - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दरडवाडी, रोड नं: बीड, महाराष्ट्र, बीड. पिन कोड:-431519 पॅन नं:-ARIPB3120H 2): नाव:-सुनिता दत्तात्रय भताने - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दरडवाडी, रोड नं: बीड, महाराष्ट्र, बीड. पिन कोड:-431519 पॅन नं:-BPNPB4821G		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/06/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	11537/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	255600		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



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

This exercise is to assess **Fair Market Value** of the property under reference as on **24th April 2024**.

The term Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**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 ₹ 56,35,000.00 (Rupees Fifty Six Lakh Thirty Five 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: 2024.04.24 18:05:58 +05'30'



Auth. Sign.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

