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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashok Ramakrishnan Kurutala & Mrs. Jyothi Ashok Kurutala**

Residential Flat No. 701, 7th Floor, Building No. 1, "**Orchid**", Vasant Park, Gandhare Nagar Road,
Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane,
PIN Code - 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'37.1"N 73°08'12.9"E

Valuation Prepared for:

Cosmos Bank

Kalyan Branch

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada,
Kalyan (West) - 421 301. State – Maharashtra, Country – India

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
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VALUATION OPINION REPORT

The property bearing Residential Flat No. 701, 7th Floor, Building No. 1, "Orchid", Vasant Park, Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Ashok Ramakrishnan Kurutala & Mrs. Jyothi Ashok Kurutala.**

Boundaries of the property.

North	:	Pawan Stotra Building
South	:	Internal Road
East	:	Vasant Park Club House
West	:	Daffodil 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 **₹ 98,85,700.00 (Rupees Ninety-Eight Lakh Eighty-Five Thousand Seven 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.

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 in Form – 01

Auth. Sign.



Valuation Report of Residential Flat No. 701, 7th Floor, Building No. 1, "Orchid", Vasant Park, Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301,

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 30.04.2024 for Banking Purpose
2	Date of inspection	30.04.2024
3	Name of the owner/ owners	Mr. Ashok Ramakrishnan Kurutala & Mrs. Jyothi Ashok Kurutala
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. 701, 7 th Floor, Building No. 1, "Orchid", Vasant Park, Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India. Contact Person: Mrs. Jyothi Ashok Kurutala (Owner) Contact No. 9892495922
6	Location, street, ward no	Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane
	Survey/ Plot no. of land	Ward No. 8C, Survey No. 18/1A, 18/1D, 18/C, 18/2A, 61/2(P), 19 of Village - Gandhare
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. = 985.00 Dry Balcony Area in Sq. Ft. = 16.00 Balcony Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 1036.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1115.00 (Area as per Agreement for Sale)

		<p>Carpet Area in Sq. Ft. = 944.00 A.P. Area in Sq. Ft. = 21.00 Balcony Area in Sq. Ft. = 80.00 Total Carpet Area in Sq. Ft. = 1045.00 (Area as per Approved Plan)</p> <p>Built Area in Sq. Ft. = 1254.00 (Area as per Approved Plan + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane
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
	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	Fully

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	NA
	(ii) Portions in their occupation	NA
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 20,500.00 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	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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 30.04.2024 for Residential Flat No. 701, 7th Floor, Building No. 1, "Orchid", Vasant Park, Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India belongs to **Mr. Ashok Ramakrishnan Kurutala & Mrs. Jyothi Ashok Kurutala.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 21.03.2013 between M/s. Vijay Builders and Developers (The Promoter) and Mr. Ashok Ramakrishnan Kurutala & Mrs. Jyothi Ashok Kurutala dated (The Purchaser).
2	Copy of Occupancy Certificate No. KDMC / NRV / CC / KV / 527 dated 21.03.2012 issued by Kalyan Dombivli Municipal Corporation.
3.	Copy of Approved Building Plan No. KDMC / NRV / CC / KV / 527 dated 21.03.2012 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 18/1A, 18/1D, 18/C, 18/2A, 61/2(P), 19 of Village - Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane. The property falls in Residential Zone. It is at travelling distance of 4 KM. from Kalyan railway station.

BUILDING:

The building under reference is having Stilt + 13 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 is used for residential



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purpose. 7th Floor is having 6 Residential Flats. 2 Lifts provided in the building. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 4 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Cupboard Area + Dry Balcony + Balcony (i.e., 4 BHK + 3 Toilets). The residential flat is finished with Vitrified flooring, Teak Wood door framed with flush with safety door, Powder Coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 30th April 2024

The Carpet Area of the Residential Flat	:	1,045.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	1,254.00 X 2,500.00 = ₹ 31,35,000.00
Depreciation $\{(100-10) \times 12 / 60\}$:	18.00%
Amount of depreciation	:	₹ 5,64,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 79,590.00 per Sq. M. i.e. ₹ 7,394.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 72,919.00 per Sq. M. i.e. ₹ 6,774.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
Value of property as on 30.04.2024	:	1,045.00 Sq. Ft. X ₹ 10,000.00 = ₹ 1,04,50,000.00

(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 30.04.2024	:	₹ 1,04,50,000.00 - ₹ 5,64,300.00 = ₹ 98,85,700.00
Total Value of the property	:	₹ 98,85,700.00
The realizable value of the property	:	₹ 88,97,130.00
Distress value of the property	:	₹ 79,08,560.00
Insurable value of the property (1,254.00 Sq. Ft. X 2,500.00)	:	₹ 31,35,000.00
Guideline value of the property (1,254.00 Sq. Ft. X 6,774.00)	:	₹ 84,94,596.00

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 701, 7th Floor, Building No. 1, "**Orchid**", Vasant Park, Gandhare Nagar Road, Village – Gandhare, Kalyan (West), Taluka - Kalyan, District – Thane, PIN Code - 421 301, State – Maharashtra, Country – India **for this particular purpose at ₹ 98,85,700.00 (Rupees Ninety Eight Lakh Eighty Five Thousand Seven Hundred Only) as on 30th 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 **30th April 2024 is ₹ 98,85,700.00 (Rupees Ninety Eight Lakh Eighty Five Thousand Seven Hundred 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:

ANNEXURE TO FORM 0-1

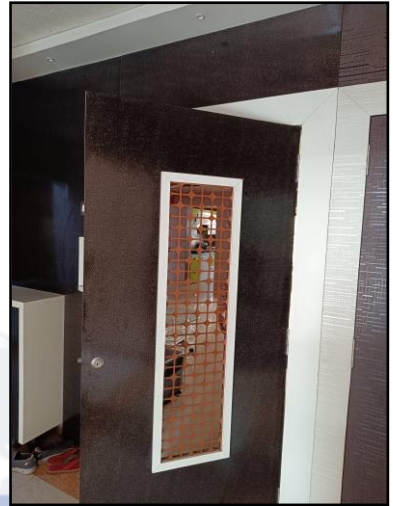
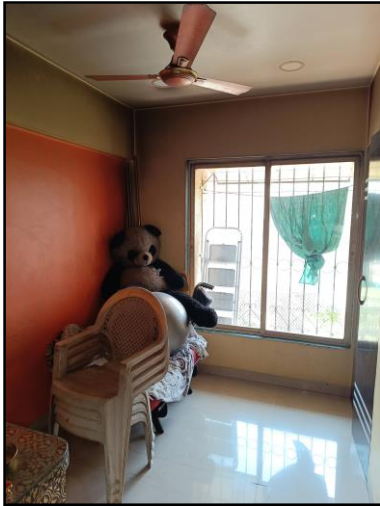
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 13 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2012 (As per Occupancy Certificate)
4	Estimated future life	48 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 framed with flush shutter 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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	2 Lifts

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

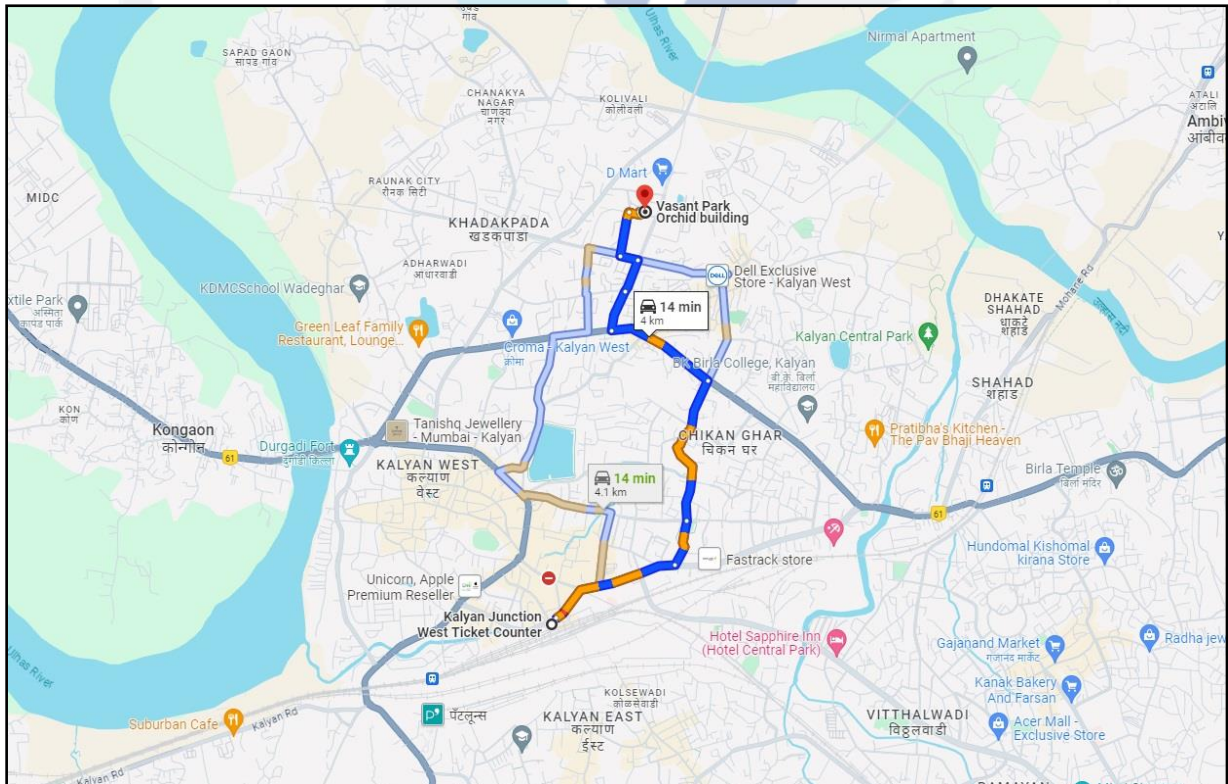


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°15'37.1"N 73°08'12.9"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 4 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 : Gandhare (Kalyan Don		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	18	Search	
उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस इकाने
20/67-विभाग 8क : गांधारे गांधातील उर्वरित मिळकती	24000	75800	87100 95000
			जैवोमिक एकक (Rs./) Attribute
			चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	75,800.00			
Increase by 5% on Flat Located on 7 th Floor	3,790.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	79,590.00	Sq. M.	7,394.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,000.00			
The difference between land rate and building rate (A – B = C)	55,590.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	72,919.00	Sq. M.	6,774.00	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

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Kalyan > Flats in Gandhar Nagar > 2 BHK Flats in Gandhar Nagar

Posted on Apr 10, 2024 | Ready to move

₹76 Lac @ 9,047 per sq.ft. | **2BHK 2Baths**
 Estimated EMI ₹ 60,701 | Flat/Apartment for Sale
 In Vasant Park CHS, Gandhar Nagar, Kalyan West

REERA STATUS: NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

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

Property (10) | **Society (21)**

- Area:** Super Built up area 840 sq.ft. (78.04 sq.m.) | Carpet area: 630 sq.ft. (58.53 sq.m.)
- Configuration:** 2 Bedrooms, 2 Bathrooms, 1 Balcony with Store Room
- Price:** ₹ 76 Lac+ Govt Charges & Tax @ 9,047 per sq.ft. (Negotiable) View Price Details
- Address:** Vasant Park CHS, Gandhar Nagar, Kalyan West
- Floor Number:** 12th of 12 Floors
- Facing:** South-East
- Overlooking:** Others
- Property Age:** 10+ Year Old

Places nearby Gandhar Nagar, Kalyan West (View All (50))

- Shree Ram Mandir
- Kali Masjid
- Shwaas Multispeciality Hospital
- Tanmay Health Care
- Aayush Hospital
- Ana

Housing.com Buy | Register | Login

2 BHK Flat | ₹75.04 L

Vasant Park, Gandhar Nagar, Kalyan West, Thane

452 sq.ft. Built up Area | ₹7.66 L/Ready | 10 Year Old Age of property | Ready to move Possession status | 12th of 12 Floors | East Facing Facing | 14 more

Property Highlights

- Good Community
- Landscaped Garden
- 24x7 Security
- 24x7 Power Backup
- 24x7 Water Supply
- 24x7 Lift
- 24x7 Maintenance
- 24x7 Concierge
- 24x7 Security Guard
- 24x7 CCTV
- 24x7 Fire Alarm
- 24x7 Fire Extinguisher
- 24x7 Fire Escape
- 24x7 Fire Hose
- 24x7 Fire Alarm Bell
- 24x7 Fire Alarm Control Panel
- 24x7 Fire Alarm Sounder
- 24x7 Fire Alarm Repeater
- 24x7 Fire Alarm Initiating Device
- 24x7 Fire Alarm Control Unit
- 24x7 Fire Alarm Control Panel
- 24x7 Fire Alarm Control Panel

Why 2 BHK Flat in Vasant Park, Kalyan West – Gandhar, Near Khadalpada, Kalyan West, Kalyan West for sale - Mumbai Housing.com?

- Good Community
- Landscaped Garden
- 24x7 Security
- 24x7 Power Backup
- 24x7 Water Supply
- 24x7 Lift
- 24x7 Maintenance
- 24x7 Concierge
- 24x7 Security Guard
- 24x7 CCTV
- 24x7 Fire Alarm
- 24x7 Fire Extinguisher
- 24x7 Fire Escape
- 24x7 Fire Hose
- 24x7 Fire Alarm Bell
- 24x7 Fire Alarm Control Panel
- 24x7 Fire Alarm Sounder
- 24x7 Fire Alarm Repeater
- 24x7 Fire Alarm Initiating Device
- 24x7 Fire Alarm Control Unit
- 24x7 Fire Alarm Control Panel
- 24x7 Fire Alarm Control Panel

Property Overview

Project Name	Vasant Park
Price	₹75.04 L
Area	452 sq.ft.
Bedrooms	2
Bathrooms	2
Flooring	Polished
Spots Parking	1
Auction	More than a month ago



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Sales Instance

753371 02-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 7533/2023 नोंदणी : Regn.63m
गावाचे नाव : गंधारे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9130000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: 20/67 विभाग 8 क,मौजे गंधारे,स.नं.18,हि.नं.1अ,1ड,1क,स.नं.18,हि.नं.2अ,स.नं.61,हि.नं.2(पै),स.नं.19,यांवरील वसंत पार्क मधील ओर्चीड,बिल्डिंग नं.1,सदनिका क्र.203,दुसरा मजला,क्षेत्र 100.37 चौ.मी.कारपेट ((Survey Number : 18/1A ;))	
(5) क्षेत्रफळ	100.37 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. विजय बिल्डर्स अण्ड डेव्हलपर्स तर्फे भागीदार मुकेश जी किमतानी व विलास एस जैन यांच्यावतीने कबुली जबाबा करीता कु मु शंकर पी मलानी वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402/7 कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AAFFV3069H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-युवराज नारायण तलवारे - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-604, शिवनगरी संकुल सोसायटी, ममता किराणा स्टोर जवळ, आंबिवली, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-AHGPT0214J 2): नाव:-मंदाकिनी युवराज तलवारे - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-604, शिवनगरी संकुल सोसायटी, ममता किराणा स्टोर जवळ, आंबिवली, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-DFBPS3029N	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7533/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	717500	
(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 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.

UNDERLYING 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 **₹ 98,85,700.00 (Rupees Ninety Eight Lakh Eighty Five Thousand Seven Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.