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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma**

Commercial Shop No. 03, Ground Floor, Wing - K, "**Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.**", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'08.8"N 73°08'33.9"E

Valuation Done for:

Cosmos Bank

Kalyan Branch

Shiv Villa Apartment, Ground Floor, 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
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 25621

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

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Vastu/Thane/05/2024/008571/2306273

10/14-133-PSB

Date: 10.05.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma.**

Boundaries of the property.

North : Internal Road
South : Open Plot
East : Wing - J
West : Sai Mahadev Nx Dhaba

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 **₹ 26,30,310.00 (Rupees Twenty-Six Lakh Thirty Thousand Three Hundred Ten 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: 2024.05.10 10:38:48 +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



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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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Valuation Report of Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, 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 10.05.2024 for Bank Loan Purpose
2	Date of inspection	07.05.2024
3	Name of the owner/ owners	Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma
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: Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India. Contact Person: Ms. Manisha Sharma (Owner) Contact No. 95039 21901
6	Location, street, ward no	Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 9/11(Pt.), 9/1/1, 12(Pt.) of Village - Chikanghar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum commercial 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. = 120.00 Otla Area in Sq. Ft. = 28.00

		Total Carpet Area in Sq. Ft. = 148.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 215.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), 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?	Owner Occupied – (Manisha Tailor)
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
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	₹ 5,500.00 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 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 Commercial shop 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 – 2001 (As per 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 10.05.2024 for Commercial Shop No. 03, Ground Floor, Wing - K, "**Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.**", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 15.12.2005 between M/s. Suparshwa Constructions (The Promoters) and Mr. Jeetendra Kumar Sharma & Mrs. Seema Sharma (The Purchasers).
2	Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 137 - 49 Dated 23.06.1998 issued by Kalyan Dombivli Municipal Corporation, Kalyan.
3	Copy of Building Completion Certificate No KDMC / NRV / CC / KV / 343 Dated 20.10.2001 issued by Kalyan Dombivli Municipal Corporation, Kalyan
4	Copy of Society Share Certificate No. 43 Dated 15.03.2007 in the name of Shri. Jeetendra K. Sharma & Smt. Seema Jeetendra Sharma.
5	Copy of Property Tax No. B1525 dated 02.05.2023 for the year 2023-2024 in the name of Jeetendra K. Sharma issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 9/11(Pt.), 9/1/1, 12(Pt.) of Village - Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India. The property falls in Commercial Zone. It is at a travelling distance 2.7 KM from Kalyan railway station.

BUILDING:

The building under reference is having Ground + 4th Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. Ground Floor is having 7 Commercial Shops & 2 Residential Flats. The building is not having Lift.



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Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of single unit + Opla Area. Shop Height is 9.43 ft. The commercial shop is finished with Mosaic tiles flooring, Casing Capping electrification, Wooden frame glass door & M. S. Rolling Shutter with MS Grill.

Valuation as on 10th May 2024

Built Up Area of the Commercial Shop	:	215.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 years
Cost of Construction	:	215.00 X 2,800.00 = ₹ 6,02,000.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation		₹ 2,07,690.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 80,100.00 per Sq. M. i.e. ₹ 7,441.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 67,197.00 per Sq. M. i.e. ₹ 6,243.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,200.00 per Sq. Ft. on Built Up Area
Value of property as on 10.05.2024	:	215.00 Sq. Ft. X ₹ 13,200.00 = ₹ 28,38,000.00

(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 10.05.2024	:	₹ 28,38,000.00 - ₹ 2,07,690.00 = ₹ 26,30,310.00
Total Value of the property	:	₹ 26,30,310.00
The realizable value of the property	:	₹ 23,67,279.00
Distress value of the property	:	₹ 21,04,248.00
Insurable value of the property (215.00 X ₹ 2,800.00)	:	₹ 6,02,000.00
Guideline Value of the property (215.00 Sq. Ft. X ₹ 6,243.00)	:	₹ 13,42,245.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 03, Ground Floor, Wing - K, "Sanghavi Estate K & L Wing Co-op. Hsg. Soc. Ltd.", Near Vani Vidhyalaya, Bhiwandi - Murbad Road, Bhoirwadi, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten Only)** as on **10th May 2024**.



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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 **10th May 2024 is ₹ 26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten 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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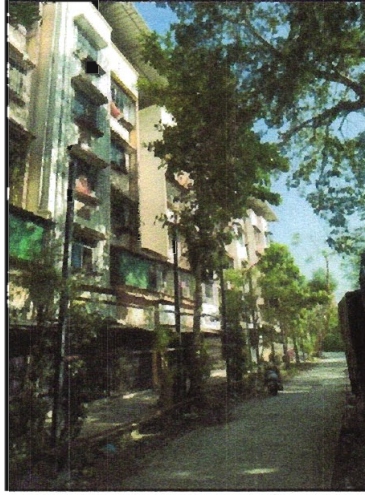
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4th Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is Commercial Shops situated on Ground Floor
3.	Year of construction	2001 (As per Building Completion Certificate)
4.	Estimated future life	37 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 frame glass door & M. S. Rolling Shutter with MS Grill
10.	Flooring	Mosaic 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	Casing Capping electrification wiring
	(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.	Superior
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



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 : Chikan Ghar (Kalyan C)

Search By: Survey No. SubZones

Enter Survey No: 9 Search

उपविभाग	खुली जमीन	निवासी सदस्यिक	ऑफिस पुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/16-विभाग 9: उपरोक्ता भागातील मिळकती वरील विभागातील वि.स.न. हावेल्स भागातील मिळकती	24000	63100	72500	80100	72500	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	80,100.00			
No Reduced, Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	80,100.00	Sq. Mtr.	7,441.00	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)	56,100.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	67,197.00	Sq. Mtr.	6,243.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which shop is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

Shop In Kalyan, Mumbai For Sale
 Commercial Buy
 Chikan Ghar, Datta Mandir

₹ 55.5 Lacs
 5,672 - Sq Ft

₹ 41,676/Month
 Estimated EMI

640 Sq.Ft
 Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Chikan ghar / Shops for Sale in Chikan ghar / Prop...

Photos Location

Shop
 Freehold
 Unfurnished
 Nov 23, 2023

Public
 Ground
 1 To 5
 Immed

Get Owner Details

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

Nearby: D Mart PVR McDonald's Salaji ENT And EYE Hospital Stotra Apartments

NoBroker Services

Create Agreement
 Check Loan Eligibility
 Estimate Interiors Cost
 Book Legal Services
 Book Renovations

Amenities

Power Backup
 Need To Arrange
 Washroom(s)
 Shared
 Security
 NA

LIR
 None
 Water Storage Facility
 NA

Activity On This Prop
 0 Unique Views
 0 Shortlist

Similar Properties

Shop in Kalyan
 ₹ 53 Lacs

Shop in Kalyan
 ₹ 53 Lacs

99acres

Commercial Buy Enter Locality / Project / Society / Landmark

Home / Commercial property for sale in Mumbai / Shop for sale in Mumbai / Shop for sale in Kalyan West

Residential Project

₹40 Lac
 @ 18,181 per sq.ft.

Commercial Shops for Sale
 in Anand Old Kalyan West, Mumbai Beach Road, Mumbai

Estimated EMI ₹ 31,948

RENT STATUS: NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Dealer Details Recommendations Articles

Property (3)

Sale Amount
 ₹ 40 Lac+ Govt Charges & Tax
 @ 18,181 per sq.ft. View Price Details

Carpet Area
 220 sq.ft.

Built-up Area
 300 sq.ft.

Floor Number
 Basement

Parking
 Only private parking available

Washrooms
 Only Public Washrooms available

Key Highlights
 Near Elevator

Property Age
 10+ Year Old

5 people viewed this property this week

Post property Mahesh Saraf
 CONTACT DEALER
 Ready to move Property | Posted on Sep 11, 2023



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Sales Instance

104170 10-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 1041/2024 नोंदणी : Regn:63m
गावाचे नाव : चिकणघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2269000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: 2/13 विभाग 9-ब दर रु 71800/- प्रती चौ.मी. मौजे चिकणघर येथील सर्व्हे नं. 32,हिस्सा नं. 1(पै),सिटी सर्व्हे नं. 3174(पैकी),प्लॉट नं. 1,2,3 यावरील नवज्योती दर्शन को.ऑप.हौ.सो.ली. डी विंग मथिल दुकान क्रमांक 4,तळ मजला,क्षेत्र 340 चौ.फूट बांधीव.((Survey Number : 32 ; C.T.S. Number : 3174(Part) ;))	
(5) क्षेत्रफळ	31.59 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:-मोहिंदरकोर दिलबगसिंग पाबला - - वय:-80 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-1, सदनिका नं. 16, नवरंग बिल्डिंग, सपना हॉटेल जवळ, शाहाड पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421103 पॅन नं:-BIYPP9085R 2): नाव:-चरणजीतसिंग दिलबगसिंग पाबला - - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-1, सदनिका नं. 16, नवरंग बिल्डिंग, सपना हॉटेल जवळ, शाहाड पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421103 पॅन नं:-ABAPP3256C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार विनेश भोजु शेटी - - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-5/6, वसिष्ठा को.ऑप.हौ.सो.ली. आर.पी.रोड, डीमार्ट, के सी गांधी शाळे समोर, रामनगर, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C 2): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार कविता विजय शेटी - - वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका नं.1601, स्प्रिंग बिल्डिंग नं.2, सीसन्स कॉम्प्लेक्स, संदीप हॉटेल जवळ, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C 3): नाव:-मे.हॉटेल साईप्रसाद भागीदारी संस्था तर्फे भागीदार अक्षया विनेश शेटी - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-5/6, वसिष्ठा को.ऑप.हौ.सो.ली. आर.पी.रोड, डीमार्ट, के सी गांधी शाळे समोर, रामनगर, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFH0924C	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1041/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	350000	
(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 **10th 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.



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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 ₹ **26,30,310.00 (Rupees Twenty Six Lakh Thirty Thousand Three Hundred Ten 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
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Auth. Sign.



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