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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. Nilesh Ankush Parab & Mrs. Jyoti Nilesh Parab**

Residential Flat No. 105, 1st Floor, 'B' Wing, "**Jay Heritage**", Plot No. 16 & 17, Opp. Aaditya Towers, Maitri Road
Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar
PIN - 401 203, State - Maharashtra, Country - India.

Latitude Longitude - 19°24'47.1"N 72°48'40.7"E

Intended User:

Cosmos Bank

Goregaon (West) Branch

Anand Vatika Society, S.V. Road, Siddharth Nagar No. 4, Shri Nagar
Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
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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 OPINION REPORT

The property bearing Residential Flat No. 105, 1st Floor, 'B' Wing, "Jay Heritage", Plot No. 16 & 17, Opp. Aaditya Towers, Maitri Road, Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401 203, State - Maharashtra, Country - India belongs to **Mr. Nilesh Ankush Parab & Mrs. Jyoti Nilesh Parab.**

Boundaries of the property.

North : Maitri Road
South : Sai Apartment
East : Paras Avenue CHSL
West : Aastha Samruddhi 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 **₹ 22,49,437.00 (Rupees Twenty Two Lakh Forty Nine Thousand Four Hundred Thirty Seven 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

Auth. Sign.



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Regd. Office

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

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Valuation Report of Residential Flat No. 105, 1st Floor, 'B' Wing, "Jay Heritage", Plot No. 16 & 17, Opp. Aaditya Towers, Maitri Road, Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401 203, 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 15.05.2024 for Bank Loan Purpose
2	Date of inspection	11.05.2024
3	Name of the owner/ owners	Mr. Nilesh Ankush Parab & Mrs. Jyoti Nilesh Parab
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. 105, 1 st Floor, 'B' Wing, "Jay Heritage", Plot No. 16 & 17, Opp. Aaditya Towers, Maitri Road, Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401 203, State - Maharashtra, Country - India. Contact Person: Mr. Nilesh Ankush Parab (Owner) Contact No. 9773057651
6	Location, street, ward no	Opp. Aaditya Towers, Maitri Road, Hanuman Nagar
7	Survey/ Plot no. of land	Survey No. 37, Hissa No. 1, Plot No. 16 & 17 of Village - Sopara, Taluka - Vasai, District - Palghar
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. = 262.00 Terrace Area (Balcony) in Sq. Ft. = 122.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 387.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Maitri Road, Hanuman Nagar

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	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
	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 VVCMC 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	₹ 5,000.00 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?	N.A.
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 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 – 2019 (As per Part

	year of completion	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: As per Site Inspection, Carpet Area is 262.00 Sq. Ft. & Attached terrace (Balcony) covered with AC sheet roofing is 122.00 Sq. Ft. = 384.00 Sq. Ft. is almost same as Built-up Area = 387.00 Sq. Ft. mentioned in Agreement. For the purpose of valuation, we have considered the Built up area as per agreement.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (West) Branch to assess fair market value as on 15.05.2024 for Residential Flat No. 105, 1st Floor, 'B' Wing, "**Jay Heritage**", Plot No. 16 & 17, Opp. Aadiya Towers, Maitri Road, Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401 203, State - Maharashtra, Country - India belongs to **Mr. Nilesh Ankush Parab & Mrs. Jyoti Nilesh Parab**.

We are in receipt of the following documents:

1.	Copy of Agreement dated 03.06.2019 between M/s. Jay Builders & Developers (the Builder) AND Mr. Nilesh Ankush Parab & Mrs. Jyoti Nilesh Parab (the Purchaser)
2.	Copy of Commencement Certificate No. VVCMC / TP / CC / VP-3128 / 0367 / 2013-14 dated 28.03.2014 issued by Vasai – Vivar City Municipal Corporation.
3.	Copy of Part Occupancy Certificate No. VVCMC / TP / CC / VP-3128 / 96 / 2019-20 dated 22.07.2019 issued by Vasai – Vivar City Municipal Corporation.

LOCATION:

The said building is located at bearing Survey No. 37, Hissa No. 1, Plot No. 16 & 17 of Village - Sopara, Taluka - Vasai, District - Palghar within the limits of Vasai – Virar City Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.3 km. from Nallasopara railway Station.

BUILDING:

The building under reference is Ground + 4 Upper Floors. It is a R.C.C. famed 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 normal. The building is used for residential purpose. 1st floor is having 6 Residential Flats. The building is proposed for 1 lift.

Residential Flat:

The residential flat under reference is situated on the 1st floor. It consists of Living Room + Kitchen + WC + Bath + Passage + Terrace (i.e. **1 RK with WC + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.



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Valuation as on 15th May 2024

The Built-up Area of the Residential Flat	: 387.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2019 (As per Part Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 05 years
Cost of Construction	: 387.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,67,500.00
Depreciation $\{(100-10) \times 05 / 60\}$: 7.50%
Amount of depreciation	₹ 72,563.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 39,235.00 per Sq. M. i.e. ₹ 3,645.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	: ₹ 37,883.00 per Sq. M. i.e. ₹ 3,519.00 per Sq. Ft.
Prevailing market rate	: ₹ 6,000.00 per Sq. Ft.
Value of property as on 15.05.2024	: 387.00 Sq. Ft. X ₹ 6,000.00 = ₹ 23,22,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 15.05.2024	: ₹ 23,22,000.00 (-) ₹ 72,563.00 = ₹ 22,49,437.00
Total Value of the property	: ₹ 22,49,437.00
The realizable value of the property	: ₹ 20,24,493.00
Distress value of the property	: ₹ 17,99,550.00
Insurable value of the property (387.00 X 2,500.00)	: ₹ 9,67,500.00
Guideline value of the property (387.00 X 3,519.00)	: ₹ 13,61,853.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 105, 1st Floor, 'B' Wing, "Jay Heritage", Plot No. 16 & 17, Opp. Aaditya Towers, Maitri Road, Hanuman Nagar, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401 203, State - Maharashtra, Country - India for this particular purpose at ₹ 22,49,437.00 (Rupees Twenty Two Lakh Forty Nine Thousand Four Hundred Thirty Seven Only) as on 15th 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 **15th May 2024 is ₹ 22,49,437.00 (Rupees Twenty Two Lakh Forty Nine Thousand Four Hundred Thirty Seven 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

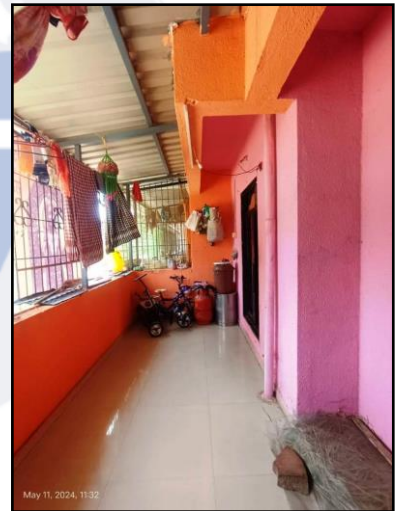
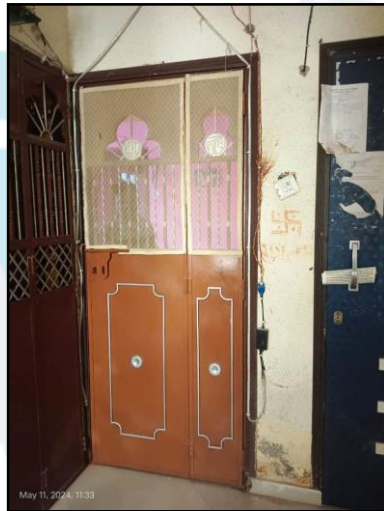
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	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 1 st Floor
3	Year of construction	2019 (As per Part Occupancy Certificate)
4	Estimated future life	55 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, 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 & 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	1 lift proposed

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	Paver Blocks 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

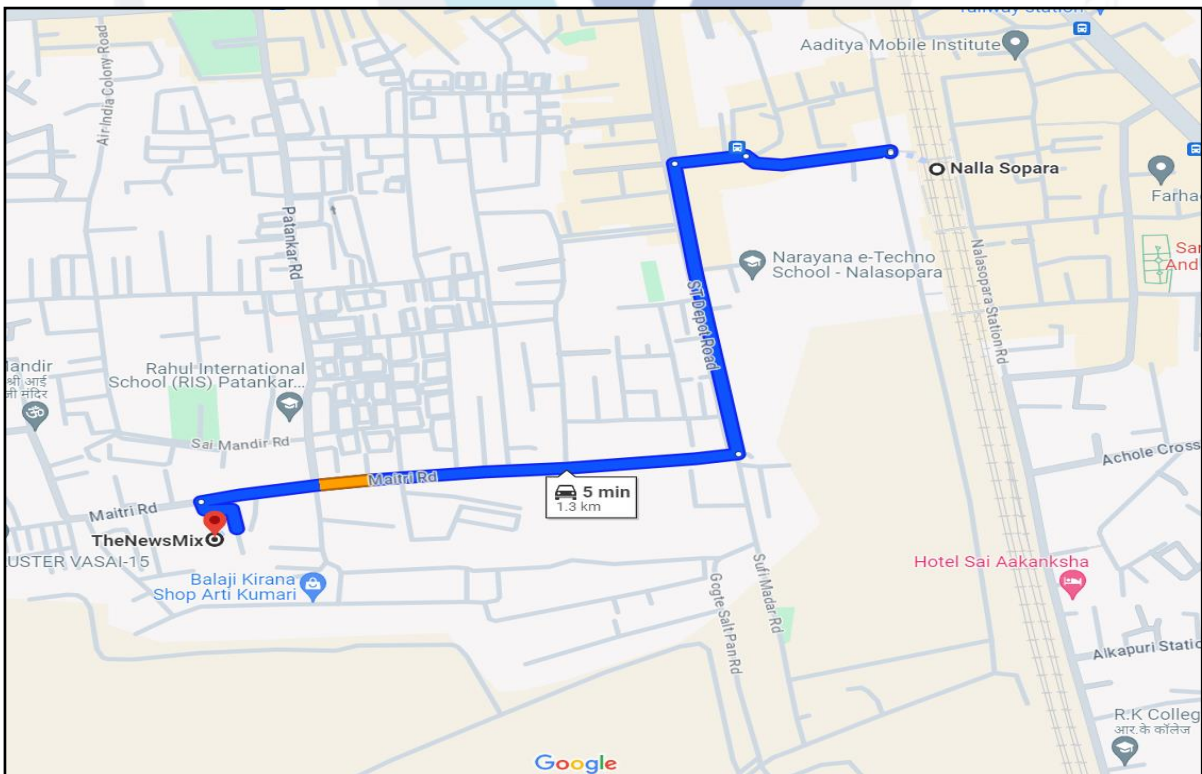


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°24'47.1"N 72°48'40.7"E

Note: The Blue line shows the route to site from nearest Railway station (Nallasopara – 1.3 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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-अधिकृत बिनशेती झालेल्या जमिनी	12200	41300	47400	54000	47400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	41,300.00			
5% decrease for flat located on 1 st Floor	2,065.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	39,235.00	Sq. Mt.	3,645.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,200.00			
The difference between land rate and building rate (A – B = C)	27,035.00			
Depreciation Percentage as per table (D) [100% - 05%] (Age of the Building – 05 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	37,883.00	Sq. Mt.	3,519.00	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 flat 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

magicbricks Buy Rent Sell Home Loans Login Post Property **FREE**

Home > Property in Mumbai > Nalasopara West > Apartment in Nalasopara West > 1 BHK > 490 Sq-ft

Posted on: May 06, 24 Property ID: 58368035

Save Time & Money with MB Prime Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

₹ 30.0 Lac EMI - ₹ 14k | [Get pre-approved loan](#)

490 Sq-ft 1 BHK Flat For Sale in [Nalasopara West, Mumbai](#)

1 Bed | 1 Bath | Semi-Furnished

Super Built-Up Area: 490 sqft - ₹ 6,122/sqft
 Floor: 1 (Out of 4 Floors)
 Transaction Type: Resale

Status: Ready to Move
 Furnished Status: Semi-Furnished

Contact Owner **Get Phone No.** Last contact made 5 days ago

More Details

Price Breakup: ₹ 30 Lac
 Address: Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra

NOBROKER Pay Rent Post Your Property

1 BHK Flat In Vini Heights Chsl For Sale In Nalasopara West
 Lakshmben Chedda Nagar, Nalasopara West, Nala Sopara, Maharashtra 401203

₹ 25 Lacs Negotiable | ₹ 14,328/Month Estimated EMI | 450 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Nala sopara / 1Bhk Flat for Sale in Nala sopara / Property Details

1 Bedroom (No. of Bedroom) | Posted On: Mar 3, 2024
 1 Bathroom (No. of Bathroom) | Possession: Immediately
 NA (Balcony) | Vini Heights Chsl (Apartment)
 Car Parking | Full Power Backup

Get Owner Details

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

Price trends by NBEstimate

Nearby: Miraj Cinemas Fun Fiesta | Domino's Pizza | Sahakar Bhandar | Dwarika Veg Delight | Ostwal Medical & General Store

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	450 Sq.Ft	Carpet Area	365 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	North

Activity On This Property

160 Unique Views | 3 Shortlists

Similar Properties



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Sale Instance

573280	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2
11-05-2024		दस्त क्रमांक : 5732/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : सोपारा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौजदला	3000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2056740	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: मौजे सोपारा,स नं 37,हि नं 1,प्लॉट नं 16,17,विभाग 3,सदनिका क्र 402,चौथा मजला,विंग सी,जय हेरीटेज,क्षेत्र 49.80 चौ मी बिल्टअप,((Survey Number : 37,हि नं 1,प्लॉट नं 16,17 ;))	
(5) क्षेत्रफळ	49.80 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जिप्रेश बुधिकेत परब - - वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 402, विंग सी,जय हेरीटेज,राहुल इन्टरनेशनल शाळेजवळ,सोपारा,नालासोपारा प,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-ASQP99397P 2): नाव:-भक्ती जिप्रेश परब - - वय:-38 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 402, विंग सी,जय हेरीटेज,राहुल इन्टरनेशनल शाळेजवळ,सोपारा,नालासोपारा प,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-BQLP99271J	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित केशरी यादव - - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हाऊस नं 3999, लोहार चाळ,सर्वाजनीक सोचालय जवळ,सातिवली,वसई पु,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CHPPK7061P 2): नाव:-अंकित उर्फ अंकित केशरी यादव - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हाऊस नं 3999, लोहार चाळ,सर्वाजनीक सोचालय जवळ,सातिवली,वसई पु,ता वसई,जि पालघर, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-BZHPA2763F	
(9) दस्तावेज करून दिल्याचा दिनांक	18/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5732/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावप्रमाणे 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 **15th 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 **₹ 22,49,437.00 (Rupees Twenty Two Lakh Forty Nine Thousand Four Hundred Thirty Seven 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.