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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Avinash Gopi Sharma**

Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, State – Maharashtra, Country – India.

Latitude Longitude: 19°15'49.8"N 72°57'56.7"E

Intended User:

Cosmos Bank

Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane (West), Thane - 400 610, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Valuation Report: Cosmos Bank / Ghodbandar Road Branch/ Mr. Avinash Gopi Sharma (008674/2306324)Page 2 of 17

Vastu/Mumbai/05/2024/008674/2306324

15/14-184-PRBS

Date: 15.05.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, State – Maharashtra, Country – India belongs to **Mr. Avinash Gopi Sharma**.

Boundaries of the property:

North	Slum Area
South	Open Plot
East	House Rakesh Apartment
West	Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at ₹ 1,08,09,040.00 (Rupees One Crore Eight Lakh Nine Thousand Forty 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 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: 2024.05.15 18:11:36 +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 :

- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, 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	14.05.2024
3	Name of the owner/ owners	Mr. Avinash Gopi Sharma
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	Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, State – Maharashtra, Country – India.
6	Location, street, ward no	Near Anand Nagar Bus Stop, Ghodbunder Road
7	Survey/ Plot no. of land	Old Survey No. 93/3, 93/6, New Survey No. 120/6/A, 120/, 120/3 of Village Owale
8	Is the property situated in residential/ commercial/ mixed area/ industrial 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, Offices, 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 land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 360.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 358.00 (Area as per Agreement for Sale) Built up Area in sq. Ft. = 430.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Near Anand Nagar Bus Stop, Ghodbunder Road
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	N.A.



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	(ii) Ground rent payable per annum (iii) Unearned increase payable to the Lessor in the event of sale or transfer	
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.	N.A.
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?	Vacant
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
	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	₹ 27,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N.A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.

31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37	Has any standard rent been fixed for the premises under any law relating to the control 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 an apartment. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N.A.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Construction – 2008 (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	Remarks	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbandar Road Branch, we have valued Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, State – Maharashtra, Country – India belongs to **Mr. Avinash Gopi Sharma**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 18.04.2024 between Mr. Chandulal Bhavanji Nakarani (The Transferor) And Mr. Avinash Gopi Sharma (The Transferee).
2	Copy of Occupancy Certificate V.P. No. 2005 / 58 / TMC / TDD / 595 Dated 19.12.2008 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate V.P. No. 2005 / 58 / TMC / TDD / 842 dated 19.04.2006 issued by issued by Thane Municipal Corporation.

LOCATION:

The said building is located Old Survey No. 93/3, 93/6, New Survey No. 120/6/A, 120/, 120/3 of Village Owale Thane (West), Thane – 400 615. The property falls in Residential cum commercial Zone. It is at a travelling distance 9.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 7th upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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. The building is used for residential cum commercial purpose. Ground Floor is having 6 Commercial Shops. The building is having 1 Lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area only. The Commercial Shop is finished with Ceramic flooring, M.S. Rolling Shutter, Casing electrification & Open Plumbing. The internal condition of Shop is normal.



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Valuation as on 15th May 2024

The Carpet Area of the Commercial Shop	358.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	430.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,04,000.00
Depreciation	:	24.00%
Amount of depreciation	:	₹ 2,88,960.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 87,800.00 Sq. M. i.e., ₹ 8,157.00 Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 76,344.00 Sq. M. i.e., ₹ 7,093.00 Sq. Ft.
Prevailing market rate	:	₹ 31,000.00 per Sq. Ft.
Value of property as on 15.05.2024	:	358.00 Sq. Ft. X ₹ 31,000.00 = ₹ 1,10,98,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 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	:	₹ 1,10,98,000.00 ₹ - ₹ 2,88,960.00 = ₹ 1,08,09,040.00
Value of the property	:	₹ 1,08,09,040.00
The realizable value of the property	:	₹ 97,28,136.00
Distress value of the property	:	₹ 86,47,232.00
Insurable value of the property (430.00 X 2,800.00)	:	₹ 12,04,000.00
Guideline value of the property (430.00 X 7,093.00)	:	₹ 30,49,990.00

Taking into consideration above said facts, we can evaluate the value of Commercial Shop No. 04, Ground Floor, Building No. 1, Wing – B, "Bhakti Park Phase – II Building No.1 Co-Op. Hsg. Soc. Ltd.", Near Anand Nagar Bus Stop, Ghodbunder Road, Village – Owale, Thane (West), Thane – 400 615, State – Maharashtra, Country – India for this particular purpose at ₹ 1,08,09,040.00 (Rupees One Crore Eight Lakh Nine Thousand Forty Only).



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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 ₹ 1,08,09,040.00 (Rupees One Crore Eight Lakh Nine Thousand Forty 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 + 7 th upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	2008 (As per Occupancy Certificate)
4	Estimated future life	44 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	M.S. Rolling Shutter
10	Flooring	Ceramic 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	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°15'49.8"N 72°57'56.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 9.2 Km.)



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Ready Reckoner

**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन

Valuation For Influence Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name: [Help on Division](#)

Attribute: SubZone Name: [Help on Division](#)

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
16200	82000	77400	87900	77400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	87,800.00			
No Increase by Shop Located on Ground Floor				
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	87,800.00	Sq. Mtr.	8,157.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	16,200.00			
The difference between land rate and building rate (A – B = C)	71,600.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	76,344.00	Sq. Mtr.	7,093.00	Sq. Ft.

Multi-Storied building with Lift


For residential premises / commercial unit / office on above floor in multistore 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



Pay Rent
Post Your Property
New
Binu Surendran



Shop In Thane West, Mumbai ...
Commercial/Edu
Anand Nagar, Rutu enclave near Shiv Sh...

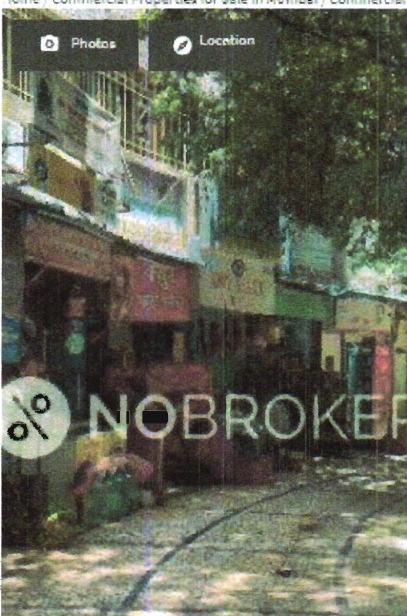
₹ 68 Lacs **₹ 51,063/Month** **210 Sq.Ft** **200 Sq.Ft**

32,381 / Sq.Ft Estimated EMI Built Up Area Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ghodbunder road / Shops for Sale in Ghodbunder road / Prop...

Photos
Location



Shortlist
+2

Shop
Property Type

Freehold
Ownership Type

Semi Furnished
Furnishing

Apr 10, 2024
Posted On

Public
Parking

Ground Floor
Of Total 0 Floors

More Than 10 Year
Age of Property

Immediately
Available From

Get Owner Details
Report

Report what was not correct in this property


Listed by Broker Sold Out

Wrong Info


Nearby: G Corp D Mart Big Shopping Center Hypercity Neelkanth Greens

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

49 Unique Views

4 Shortlists

0 Contacted

Powered By: NBEstimate

Description

best location ,best place for any type of shop.

7.8

4


Powered By: Smart Recommendation

Amenities


Power Backup
Need To Arrange

Lift
None


Similar Properties



Shop in Thane West, ...
Kasarwadevi, near Datta G.
Within 5 km
Price: ₹75 Lacs Area: 200 sqft



Shop in Thane, Mum...
Ghodbunder Road, Ganesh C.
Within 5 km
Price: ₹35 Lacs Area: 200 sqft




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuation & Appraisers
Interior Designers
Chartered Engineers (I)
7th Consultants
Licence's Engineer
FIELD NO. MN2010 PTC01980

Sales Instance

291373 15-05-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुपयम निबंधधक : दु.नि. ठाणे 1 दस्त क्रमांक : 2913/2024 नोंदणी : Regn:83m
गावाचे नाव : ओवळे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5167251.276	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: विभाग 20/76-1 अ/3, शॉप नं. 04,तळ मजला,बिल्डींग नं. 1, बी विंग,भक्ती पार्क फेज 2 बिल्डींग नं. 1 को-ऑप.हौ.सो.लि.,आनंद नगर बस स्टॉप जवळ,घोडबंदर रोड,ठाणे प. शॉपचे क्षेत्र 358 चौ. फूट कार्पेट((Survey Number : Old Survey No. 93/3, 93/6, and New Survey No. 120/6/A, 120/6/C, 120/3 ;))	
(5) क्षेत्रफळ	358 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंदुलाल भवानजी नाकराणी . वय:-74 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 201/202, रुची टॉवर, संत ज्ञानेश्वर पथ, पांचपाखाडी, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400602 पिन नं. AAHF29276C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अदिनाथ गोपी शर्मा . वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 701/8, कृष्णा ग्रीन रॉड पार्क, जी. बी. रोड, जैन मंदिर समोर, ठाणे प., ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400615 पिन नं. ANMPS391SE	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2913/2024	
(12)बाजारभावामागे मुद्रांक शुल्क	700000	
(13)बाजारभावामागे नोंदणी शुल्क	30000	
(14)प्रीस		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area assessed to it.	

Sales Instance

799074 04-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 7990/2022 नोंदणी : Regn:63m
गावाचे नाव : ओवळे		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	4000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1336100	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं 06, माळा नं: तळमजला बी विंग बिल्डिंग नं 1, इमारतीचे नाव: भक्ती पार्क फेज 2 बिल्डिंग नं 1 सीएचएस ली, ब्लॉक नं: ओवळे, रोड नं: घोडबंदर रोड ठाणे, इतर माहिती: शॉप क्षेत्र 278 चौ फुट कार्पेट पैकी 50 टक्के अविभक्त हिस्सा म्हणजेच 139 चौ फुट कार्पेट(मुवीक्र 20/78/ए) ((Survey Number : OLD S NO 93/3 NEW S NO 120/3,120/6 ;))	
(5) क्षेत्रफळ	139 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-क्रिष्ण धीरेंद्र पटेल - - वय:-36 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402 ओम शिवकृपा सीएचएस, ब्लॉक नं: चरई, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- BCUPP5168F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रविण नानजी रामाणी - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 602 ओम शिव कृपा सीएचएस ली, ब्लॉक नं: चरई, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- ACCPR5769B	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2022	
(11) अनुक्रमांक,खंड व पृष्ठ	7990/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000	
(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 for **Bank Loan** purpose as on date **15th May 2024**.

The term Fair Market 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.



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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 neighbourhood 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 is at ₹ 1,08,09,040.00 (Rupees One Crore Eight Lakh Nine Thousand Forty Only).

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: 2024.05.15 18:11:48 +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



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