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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar**

Residential Flat No. 302, 3rd Floor, "Girivihar Co-op. Hsg. Soc. Ltd.", Ram Maruti Cross Road No. 1
Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District - Thane
PIN - 400 602, State - Maharashtra, Country - India.

Latitude Longitude - 19°11'20.2"N 72°58'23.9"E

Valuation Prepared for:

Cosmos Bank

Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
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. 302, 3rd Floor, "Girivihar Co-op. Hsg. Soc. Ltd.", Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District – Thane, PIN - 400 602, State - Maharashtra, Country – India belongs to **Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar.**

Boundaries of the property.

North : Madhu Nashikkar Marg
South : 1st Cross Road
East : Lokmanya Tilak Udyan
West : Krishna Kutir

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 ₹ **1,34,79,562.00 (Rupees One Crore Thirty-Four Lakh Seventy-Nine Thousand Five Hundred Sixty-Two 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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Valuation Report of Residential Flat No. 302, 3rd Floor, "Girivihar Co-op. Hsg. Soc. Ltd.", Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District - Thane, PIN - 400 602, 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 21.05.2024 for Bank Loan Purpose
2	Date of inspection	18.05.2024
3	Name of the owner/ owners	Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar
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. 302, 3 rd Floor, "Girivihar Co-op. Hsg. Soc. Ltd.", Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District - Thane, PIN - 400 602, State - Maharashtra, Country - India. Contact Person: Mr. Kashyap Joshi (Tenant) Contact No. 9820526791
6	Location, street, ward no	Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District - Thane
7	Survey/ Plot no. of land	Tika No. 23, C.T.S. No. 9 of Village Chendani
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. = 674.00 Balcony Area in Sq. Ft. = 129.00

		Cupboard Area in Sq. Ft. = 20.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 681.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 749.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & 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	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?	Tenant 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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Kashyap Joshi
	(ii) Portions in their occupation	Entire Flat
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 40,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Information not available
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	Information not available
29	Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	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 upon, 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 Completion – 2019 (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.
Remark: As per Site Inspection, Actual Carpet area 823.00 Sq. Ft. (Including Balcony & Cupboard Area) is more than Carpet area 681.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 21.05.2024 for Residential Flat No. 302, 3rd Floor, “Girivihar Co-op. Hsg. Soc. Ltd.”, Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District – Thane, PIN - 400 602, State - Maharashtra, Country – India belongs to **Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar.**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 27.02.2019 between M/s. Abhinandan Enterprises (the Promoter) AND Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar (the Purchasers)
2.	Copy Occupancy Certificate No. S02 / 0156 / 15 TMC / TDD / OCC / 0706 / 19 dated 20.06.2019 issued by Thane Municipal Corporation, Thane.
3.	Copy of Commencement Certificate No. S02 / 0156 / 15 TMC / TDD / 2387 / 17 dated 09/11/ 2017 issued by Thane Municipal Corporation, Thane.
4.	Copy of Share Certificate No. 10 bearing Nos. 91 to 100 having 10 Shares of Rs. 50/- each dated 29.06.2021 in the name of Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar issued by Girivihar Co-op. Hsg. Soc. Ltd.
5.	Copy of RERA Registration Certificate No. P51700009018 dated 19.08.2017

LOCATION:

The said building is located at bearing Tika No. 23, C.T.S. No. 9 of Village Chendani, Taluka & District - Thane within the limits of Thane Municipal Corporation. The property falls in Residential Zone. It is at a walkable distance of 500m from Thane Railway Station.



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BUILDING:

The building under reference is having Stilt + 7 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 external condition is good. The building is used for residential purpose. 3rd Floor is having 2 Residential Flats. The building has 1 lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + 3 Bedrooms + Kitchen + 2 WC with Bath + Balcony + Cupboard Area (i.e. **3 BHK with 2 Toilets**). 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.

Valuation as on 21st May 2024

The Carpet Area of the Residential Flat	:	681.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	05 years
Cost of Construction	:	749.00 Sq. Ft. X ₹ 2,500.00 = ₹ 18,72,500.00
Depreciation $\{(100-10) \times 18 / 60\}$:	7.50%
Amount of depreciation	:	₹ 1,40,438.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,15,800.00 per Sq. M. i.e. ₹ 10,758.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,12,020.00 per Sq. M. i.e. ₹ 10,407.00 per Sq. Ft.
Prevailing market rate (Including Car Parking Space if provided)	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 21.05.2024	:	681.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,36,20,000.00

(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 21.05.2024	:	₹ 1,36,20,000.00 - 1,40,438.00 = ₹ 1,34,79,562.00
Total Value of the property	:	₹ 1,34,79,562.00
The realizable value of the property	:	₹ 1,21,31,606.00
Distress value of the property	:	₹ 1,07,83,650.00
Insurable value of the property (749.00 X 2,500.00)	:	₹ 18,72,500.00
Guideline value of the property (749.00 X 10,407.00)	:	₹ 77,94,843.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, “**Girivihar Co-op. Hsg. Soc. Ltd.**”, Ram Maruti Cross Road No. 1, Behind Bedekar Hospital, Naupada, Village - Chendani, Thane (West), Taluka & District - Thane, PIN - 400 602, State - Maharashtra, Country – India for this particular purpose at **₹ 1,34,79,562.00 (Rupees One Crore Thirty Four Lakh Seventy Nine Thousand Five Hundred Sixty Two Only)** as on **21st May 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 **21st May 2024 is ₹ 1,34,79,562.00 (Rupees One Crore Thirty Four Lakh Seventy Nine Thousand Five Hundred Sixty Two 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 + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2019 (As per 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
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

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

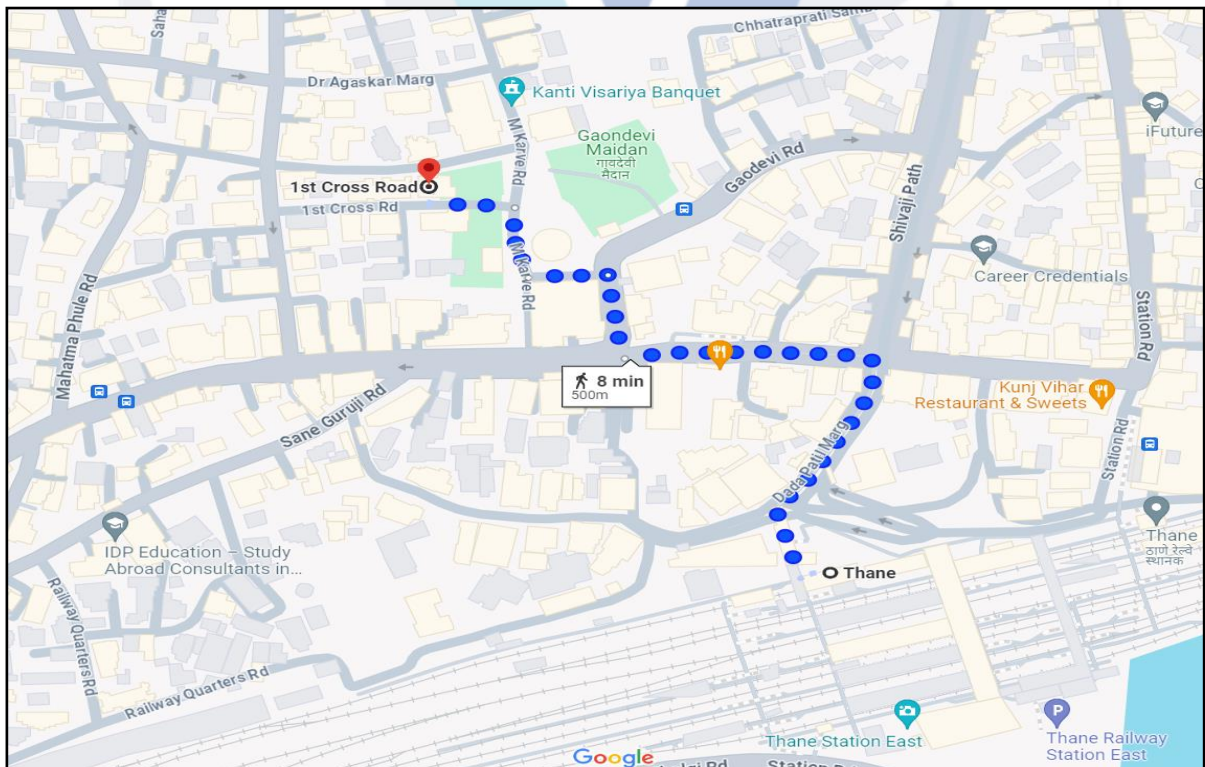
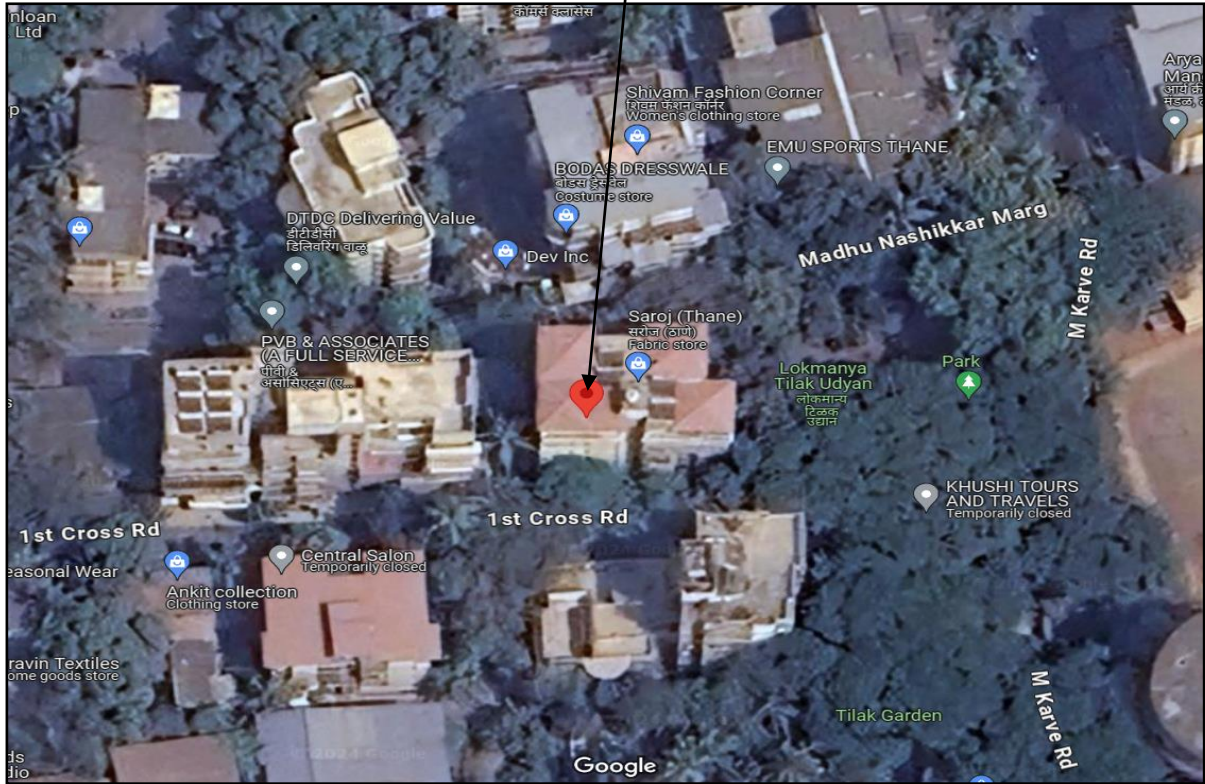


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'20.2"N 72°58'23.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 500m)




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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)

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Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (युना सि.टी.सर्वे हद्दी नुसार) टि का नं.20 मॅज्स्ट्रेट टेकनीकल स्कूल (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (युना सि.टी.सर्वे हद्दी नुसार) टि का नं 21 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (युना सि.टी.सर्वे हद्दी नुसार) टि का नं 22 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (युना सि.टी.सर्वे हद्दी नुसार) टि का नं 23 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर
SurveyNo	1/1-8अ) चेंदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्व मिळकती (युना सि.टी.सर्वे हद्दी नुसार) टि का नं 28 (न.र.यो.क्र.2)	40200	115800	132900	144800	132900	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,15,800.00			
No Increase for flat located on 3 rd floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,15,800.00	Sq. Mtr.	10,758.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	40,200.00			
The difference between land rate and building rate (A – B = C)	75,600.00			
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)]	1,12,020.00	Sq. Mtr.	10,407.00	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	Ceased 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

HOUSING.COM Buy In Thane Thane West + Add Download App List Property Free Saved

Home / Thane / Thane West / Abhinandan Girivihar Last updated: Jan 27, 2024

Abhinandan Girivihar ✓ RERA **₹39.36 L - 1.77 Cr** | ₹24 K/sq.ft
EMI starts at ₹20.84 K

By ABHINANDAN ENTERPRISE Price excludes maintenance, floor rise c... See More

Thane West, Thane ★ 1 Write a Review Contact Developer

No Property Images Available Request Photos

1 RK, 1, 2, 3 BHK Apartments Configurations | May, 2019 Possession Starts | ₹24 K/sq.ft Avg. Price | 164 sq.ft. - 739 sq.ft. (Carpet Area) Sizes

Overview/Home Around This Project More About Project About Project Recommended Properties Floor Plan

Abhinandan Girivihar By: Abhinandan Enterprise Thane in Thane West **₹39.40 L onwards**

OVERVIEW LOCATION BUY RENT

Total Project Area **0.19 Acres** | Total Units **18 Units** | BHK **1 RK, 1, 2, 3 BHK** | Area **164 - 739 sq.ft.** (15.24 - 68.66 sq.m)

Possession **May-2019** (Ready-to-move) | Price Range **₹ 39.40 L - 1.77 Cr** | Property Type **Apartment** | Launched Date **Jan-2017**

RERA ID **P51700009018**

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability*: Sold out	NA	310 - 321 sq.ft (28.8 - 29.82 sq.m)	₹ 74.48 L - 77.12 L	NA NA
1 RK Apartment Availability*: Sold out	NA	164 - 314 sq.ft (15.24 - 29.17 sq.m)	₹ 39.40 L - 75.44 L	NA NA
2 BHK Apartment Availability*: Sold out	NA	566 - 582 sq.ft (52.58 - 54.07 sq.m)	₹ 1.36 Cr - 1.40 Cr	NA NA
3 BHK Apartment Availability*: Sold out	NA	739 sq.ft (68.66 sq.m)	₹ 1.77 Cr	NA NA

Sale Instance

91774 -04-2024 Generated Through eSearch Module.For original report base contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 18917/2019 नोंदणी : Regn:63m
गावाचे नाव : चेंदणी		
1)विलेखाचा प्रकार	करारनामा	
2)मोबदला	15000000	
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8892487	
4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मौजे चेंदणी,राम मारुती क्रॉस रोड ठाणे(प)ता. व जि ठाणे येथील टिकका क्र. 23,सी टी एस क्र. 9 या मिळकतीवर बांधण्यात आलेल्या "गिरिविहार " इमारतीमधील सहाय्या मजल्यावरील सदनिका क्र. 601 सुमारे 71.61 चौ. मीटर कार्पेट क्षेत्राच्या रहिवाशी सदनिकेचा करारनामा. ((C.T.S. Number : 9 ;))	
5) क्षेत्रफळ	72.61 चौ.मीटर	
6)आकारणी किंवा जुळी 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:-मेसर्स अभिनंदन इंटरप्रायझेस भागीदारी संस्थेतर्फे भागीदार जितेंद्र के गाला - - वय:-53 पत्ता:-प्लॉट नं: ऑफिस 5, माळा नं: -, इमारतीचे नाव: वृंदावन, ब्लॉक नं: -, रोड नं: राम मारुती रोड नौपाडा ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAYFA1354P 2): नाव:-मेसर्स अभिनंदन इंटरप्रायझेस भागीदारी संस्थेतर्फे भागीदार राजीव ए गाला - - वय:-28 पत्ता:-प्लॉट नं: ऑफिस 5, माळा नं: -, इमारतीचे नाव: वृंदावन, ब्लॉक नं: -, रोड नं: राम मारुती रोड नौपाडा ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAYFA1354P	
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शर्ली जयवंत वैशंपायन - - वय:-60; पत्ता:-, -, 20 उमा निवास सोसा , राम मारुती रोड , जैन मंदीर जवळ नौपाडा ठाणे, -, -, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-ACUPV7801L 2): नाव:-जयवंत बळवंत वैशंपायन - - वय:-61; पत्ता:-, -, 20 उमा निवास सोसा , राम मारुती रोड , जैन मंदीर जवळ नौपाडा ठाणे, -, -, गोखले रोड , MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-AAPPV4019D 3): नाव:-सुमुखी जयवंत वैशंपायन तर्फे कु.मु.जयवंत बळवंत वैशंपायन - - वय:-61; पत्ता:-, -, 20 उमा निवास सोसा , राम मारुती रोड , जैन मंदीर जवळ नौपाडा ठाणे, -, -, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-AEUPV1576L 4): नाव:-निशांत जयवंत वैशंपायन - - वय:-28; पत्ता:-, -, 20 उमा निवास सोसा , राम मारुती रोड , जैन मंदीर जवळ नौपाडा ठाणे, -, -, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-AGAPV5226F	
9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2019	
10)दस्त नोंदणी केल्याचा दिनांक	09/12/2019	
11)अनुक्रमांक,खंड व पृष्ठ	18917/2019	
12)बाजारभावप्रमाणे मुद्रांक शुल्क	1050000	
13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 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 **₹ 1,34,79,562.00 (Rupees One Crore Thirty Four Lakh Seventy Nine Thousand Five Hundred Sixty Two 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.