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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: **Mrs. Sucheta Vinod Tamrakar & Mr. Vinod Ransingh Tamrakar**

Residential Flat No. 002, Ground Floor, "**Vighnesh Tower Co-Op. Hsg. Soc. Ltd.**", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'07.0"N 73°00'02.7"E

Intended User

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 002, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Sucheta Vinod Tamrakar & Mr. Vinod Ransingh Tamrakar**.

Boundaries of the property

North	:	On Shiv Vastu Bungalow
South	:	Aarogya Hospital & Pune Mumbai Highway
East	:	Shree Chaitanya Heights
West	:	Internal Road

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 ₹ 40,14,000.00 (Rupees Forty Lakh Fourteen Thousand 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.27 17:46:41 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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Valuation Report of Residential Flat No. 002, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.",
Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605,
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 27.05.2024 for Bank Loan Purpose
2	Date of inspection	18.05.2024
3	Name of the owner/ owners	Mrs. Sucheta Vinod Tamrakar & Mr. Vinod Ransingh Tamrakar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Residential Flat No. 002, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India. Contact Person: Mr. Manish Singh (Tenant) Contact No. 8108061090
6	Location, street, ward no	Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605
	Survey/ Plot no. of land	Survey No. 49, Hissa No. 11, of Village – Kalwa
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. = 380.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 327.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 392.00



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		(Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605
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?	Tenant Occupied - Mr. Manish Singh Occupied Since – Last 3 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC 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	₹ 15,000.00 Present 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 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	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:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 27.05.2024 for Residential Flat No. 002, Ground Floor, "**Vighnesh Tower Co-Op. Hsg. Soc. Ltd.**", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Sucheta Vinod Tamrakar & Mr. Vinod Ransingh Tamrakar.**

We are in receipt of the following documents:

1	Copy of Agreement for Development dated 18.12.2020 between M/s. Shree Siddhivinayak Enterprises (The Builder) and Mrs. Sucheta Vinod Tamrakar & Mr. Vinod Ransingh Tamrakar (The Purchaser's).
2	Copy of Full Occupancy Certificate V.P. No. 640 / 18 / TMC / TDD / 3258 dated 22.10.2019 issued by Tahne Municipal Corporation.
3	Copy of Commencement Certificate V.P. No. 640 / 18 / TMC / TDD / 1132 dated 05.11.2018 issued by Tahne Municipal Corporation.

LOCATION:

The said building is located at Survey No. 49, Hissa No. 11, of Village – Kalwa, Thane. The property falls in Residential Zone. It is at a walkable distance 2.3 Km. from Kalwa railway station.

BUILDING:

The building under reference is having Still + 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. Ground Floor is having 6 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the Ground Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C + Bath + Passage (i.e., **1BHK with W.C & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.



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Valuation as on 27th May 2024

The Carpet Area of the Residential Flat	:	327.00 Sq. Ft.
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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	:	392.00 X 2,500.00 = ₹ 9,80,000.00
Depreciation $\{(100-10) \times 5 / 60\}$:	7.50%
Amount of depreciation	:	₹ 73,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,800.00 per Sq. M. i.e., ₹ 7,135.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 74,275.00 per Sq. M. i.e., ₹ 6,900.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,500.00 per Sq. Ft.
Value of property as on 27.05.2024	:	327.00 Sq. Ft. X ₹ 12,500.00 = ₹ 40,87,500.00

(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 27.05.2024	:	₹ 40,87,500.00 - 73,500.00 = 40,14,000.00
Total Value of the property	:	₹ 40,14,000.00
The realizable value of the property	:	₹ 36,12,600.00
Distress value of the property	:	₹ 32,11,200.00
Insurable value of the property (392.00 X 2,500.00)	:	₹ 9,80,000.00
Guideline value of the property (392.00 X 6,900.00)	:	₹ 27,04,800.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 002, Ground Floor, "Vighnesh Tower Co-Op. Hsg. Soc. Ltd.", Kharigaon, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN – 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 40,14,000.00 (Rupees Forty Lakh Fourteen Thousand Only)** as on **27th 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 **27th May 2024 is ₹ 40,14,000.00 (Rupees Forty Lakh Fourteen Thousand 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

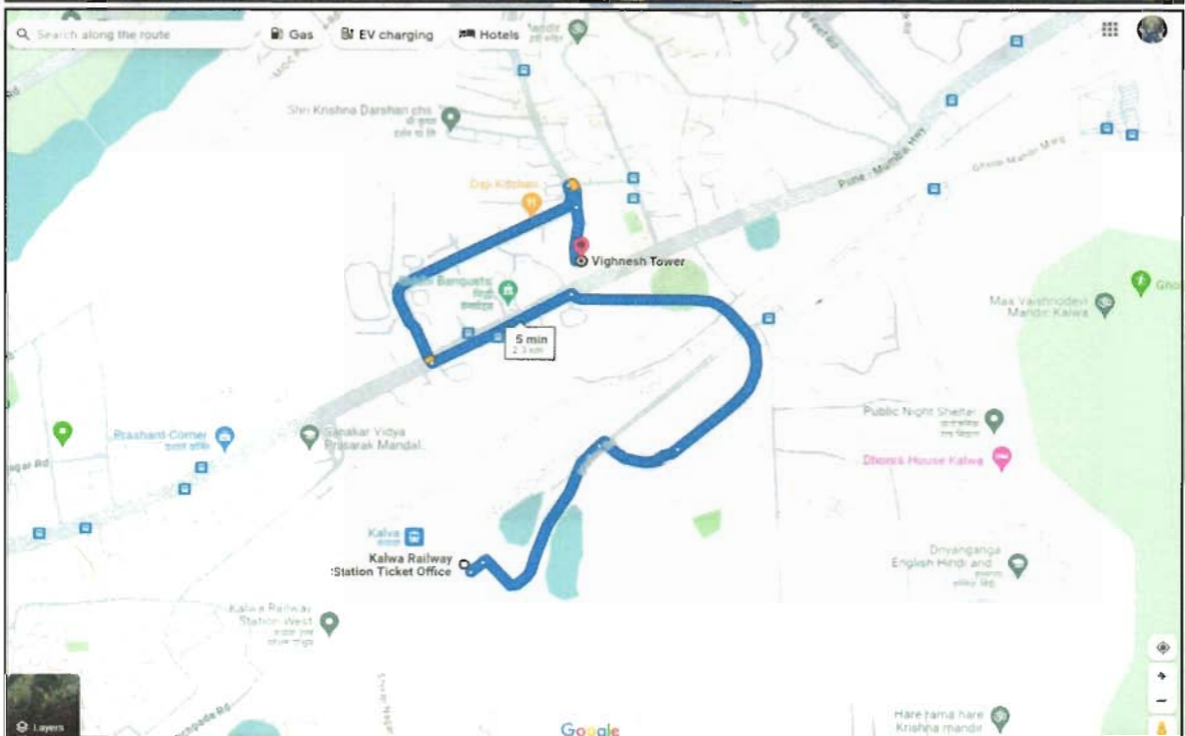
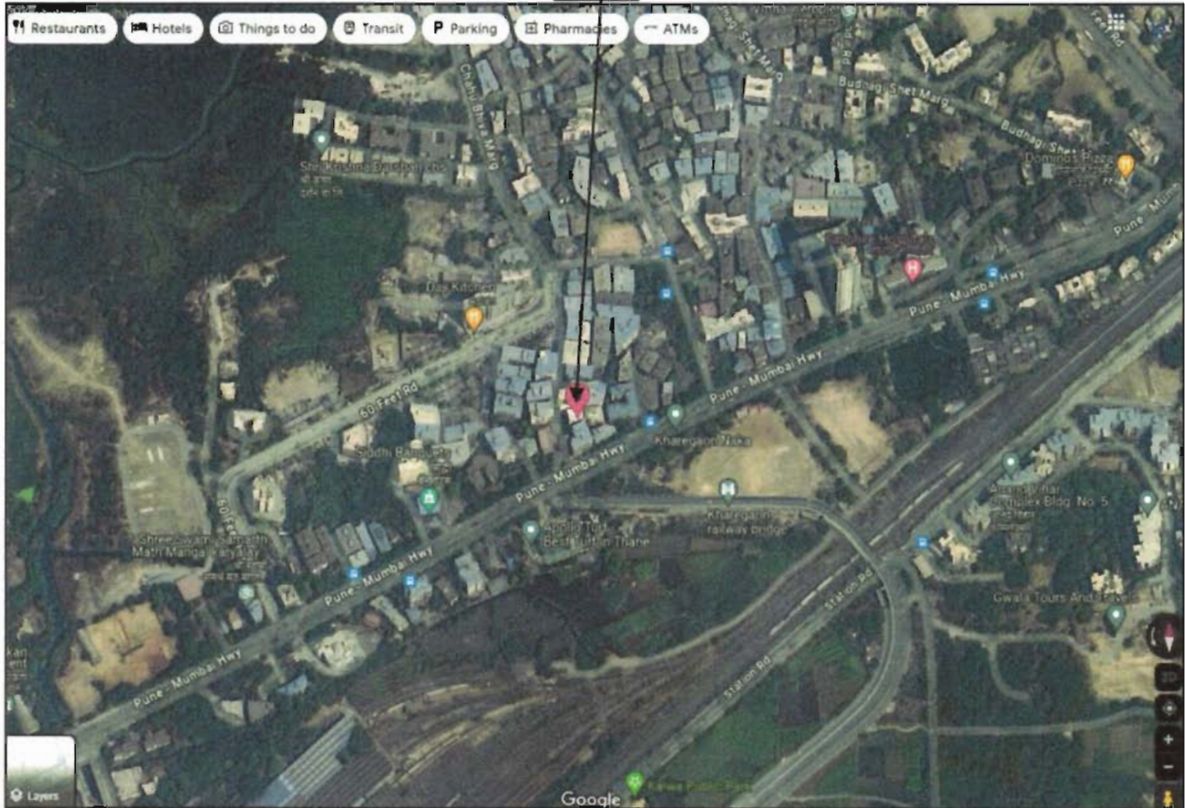
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Ground Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	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 flooring
11.	Finishing	Cement plastering with POP finished
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed 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°12'07.0"N 73°00'02.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 2.3 Km.)




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Ready Reckoner Rate



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

नोंदणी व मूद्रांक
विभाग
महाराष्ट्र शासन



Valuation For Urban Area

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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan [Help on Division](#)

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: शाळाच नाव : कस्तुरा

Attribute: इतर SubZone Name: 14/52/D-10(ब) मबई पुणे 1

Mahapalika Area: Navi Mumbai Municipal

Open Land	Residence	Office	Shop	Industry	Unit
26300	76800	88100	106000	88100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	76,800.00			
No Increase by Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,800.00	Sq. Mtr.	7,135.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,300.00			
The difference between land rate and building rate (A – B = C)	50,500.00			
Depreciation Percentage as per table (D) [100% - 5%] (Age of the Building – 5 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	74,275.00	Sq. Mtr.	6,900.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Posted on: May 21, 24 Property ID: 72514175

₹ 70.0 Lac EMI: ₹ 32k | Get pre-approved loan

1 BHK Flat For Sale In Vaishnavi CHS, **Kharegaon, Thane**

1 Bed 1 Bath Furnished

Carpet Area: 580 sqft • ₹12,069/sqft

Project: **Vaishnavi CHS**

Floor: 4 (Out of 4 Floors)

Transaction Type: Resale

Status: **Ready to Move**

Furnished Status: **Furnished**

Age Of Construction: 10 to 15 years

Contact Owner: Cheryl Pawar +91-9600000000

Get Phone No.

Last contact made 25 days ago

More Details

Price Breakup: ₹ 70 Lac

Booking Amount: ₹ 5.0 Lac

Address: **A3403, vaishnavi dham complex behind vitthal mandir kharegaon kalwa west, Kharegaon, Thane, Maharashtra**

NOBROKER Post Property

1 BHK Flat In Vaishnavi Dham Complex For Sale In Kalwa

₹ 64 Lacs

₹ 16,681/Month

560 Sq Ft

1 Bedroom

1 Bathroom

NA

Car

Feb 10, 2024

May 31, 2024

Vaishnavi Dham Co...

Partial

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NB Estimate

Activity On This Property

672

10

Overview

Age of Building: 10 Years

Ownership Type: Self Owned

Maintenance Charges: ₹ 2.8 Per Sq Ft/M

Flooring: Vitrified Tiles

Buildup Area: 560 Sq Ft

Carpet Area: 483 Sq Ft

Nearby: Anit Garden, Pradhant Corner, Dennis Patta, Balansa Market, Rastojee Agrara Vllg



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Price Indicators

99acres Buy - 1 BHK Locality - Project / Society / Landmark

₹55 Lac (Estimated at ₹43,529) **1BHK 2Baths** (Ready to move)

Property (11)

- Carpet area: 460 sq.ft.
- ₹55 Lac+ Govt Charges & Tax @ 11,956 per sq.ft. (negotiable)
- 2nd of 8 floors
- Park/Garden: Main Road
- 1 Bedroom, 2 Bathrooms, 3 Balconies with Pooja Room, Study Room, Servant Room
- North-East
- 0 to 1 Year Old

Places nearby

- 406, Kharegaon, Kalwa, Thane
- Gaondevi Mandir Temple
- Sankat Mochak Hanuman Mandir
- Saraswat bank ATM
- Axis bank ATM
- Hdfc bank ATM

HOUSING Buy - 1 BHK Locality - Project / Society / Landmark

₹47.0 L (Starts at ₹24.89 L) **1 BHK Flat** (Ready to move)

Property (11)

- 000 sq.ft Built Up Area
- ₹7.83 K/sq.ft Avg. Price
- 1 Years Old Age of property
- Ready to move Possession status
- Higher of 7 floor
- North-East facing Facing
- Semi Furnished Furnishing

Property Location

Vaikhnavi, Kharegaon, Kalwa, Thane

Around This Property

- Narayani C. Techno School
- Chhatrapati Shivaji Maharaj

Property Overview

- ₹47.0 L
- ₹7.83 K/sq.ft



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Sales Transaction

23613536	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9
08-02-2024		दस्त क्रमांक : 23613/2023
Note -Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn 63m
गावाचे नाव : कळवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबवला	3450000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	2903040	
(4) भू. मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. 208,दुसरा मजला,विघ्नेश टाँवर,खारीगाव,कळवा,ठाणे सदनिकेचे एकूण क्षेत्र 339 चौ. फूट बांधीव((Survey Number : 49 HissaNo 11 ;))	
(5) क्षेत्रफळ	339 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. मे. श्री सिद्धिविनायक इंटरप्रायजेस तर्फे प्रो. प्रा दिपक विठ्ठल विशे वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विशे हाऊस, ब्लॉक नं: महालक्ष्मी मंदिर जवळ, रोड नं: महालक्ष्मी नगर, अंबरनाथ, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABVPV9820F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुरेश रमेश खांदारे वय:-31; पत्ता:-प्लॉट नं: 301, माळा नं. -, इमारतीचे नाव: ओम दत्तप्रसाद को ऑप हौसिंग सो सि, ब्लॉक नं: पवार लेन, हिरादेवी मंदिर जवळ, रोड नं: खारेगाव, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BVAPK7491M	
(9) दस्तऐवज करून दित्याचा दिनांक	29/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	23613/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	241500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुत्यांकनासाठी 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 **27th 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 **₹ 40,14,000.00 (Rupees Forty Lakh Fourteen Thousand 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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