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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Amrut Anand Golatkar & Mrs. Aditi Amrut Golatkar**

Residential Flat No. 1403, 14th Floor, Building No. 2A, "**Paradise Heights Co-op. Hsg. Soc. Ltd.**", MHADA Complex, Shimpoli, Chikwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India

Latitude Longitude - 19°13'07.3"N 72°50'08.1"E

Valuation Done for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

Regd. Office

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

📞 +91 2247495919

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Vastu/Mumbai/05/2024/8821/2306413

22/05-273-PANI

Date: 22.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1403, 14th Floor, Building No. 2A, "Paradise Heights Co-op. Hsg. Soc. Ltd.", MHADA Complex, Shimpoli, Chikwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India belongs to **Mr. Amrut Anand Golatkar & Mrs. Aditi Amrut Golatkar**.

Boundaries of the property.

North	:	Nakshtra Building
South	:	Open Plot
East	:	MHADA Road
West	:	Open Plot

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 **₹ 62,41,716.00 (Rupees Sixty Two Lakh Forty One Thousand Seven Hundred Sixteen Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN

Date: 2024.05.22 12:17:51 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495819

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Valuation Report of Residential Flat No. 1403, 14th Floor, Building No. 2A, "Paradise Heights Co-op. Hsg. Soc. Ltd.", MHADA Complex, Shimpoli, Chikuwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, 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 22.05.2024 for Banking Purpose
2	Date of inspection	21.05.2024
3	Name of the owner/ owners	Mr. Amrut Anand Golatkar & Mrs. Aditi Amrut Golatkar.
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. 1403, 14 th Floor, Building No. 2A, "Paradise Heights Co-op. Hsg. Soc. Ltd.", MHADA Complex, Shimpoli, Chikuwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India Contact Person: Mr. Amrut Anand Golatkar (Self) Contact No. 9829231854
6	Location, street, ward no	RDP 10, MHADA Road,
	Survey/ Plot no. of land	C.T.S. No. 1/C/1/1 (Part), Village – Kandivali, Taluka – Borivali, Mumbai Suburban District
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. = 307.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 306.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 367.00 (Area as per Index - II)

13	Roads, Streets or lanes on which the land is abutting	RDP 10, MHADA Road
14	If freehold or leasehold land	Leasehold
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	MHADA As per Documents
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. Rohan Mungekar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / MCGM norms Percentage actually utilized - Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Rohan Mungekar
	(ii) Portions in their occupation	Fully Occupied

	year of completion	Certificate.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 22.05.2024 for Residential Flat No. 1403, 14th Floor, Building No. 2A, "Paradise Heights Co-op. Hsg. Soc. Ltd.", MHADA Complex, Shimpoli, Chikuwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India belongs to **Mr. Amrut Anand Golatkar & Mrs. Aditi Amrut Golatkar**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 16.05.2024 b/w. Mr. Ajay Anant Raut (Transferor) and Mr. Amrut Anand Golatkar & Mrs. Aditi Amrut Golatkar (Transferee)
2	Copy of MHADA Possession Letter cum Possession Receipt dated 03.12.2013 in the name of Anil Anant Raut
3	Copy of MHADA Allotment Letter in the name of Anil Anant Raut
4	Copy of Full Occupancy Certificate Document No. EE / B.P. / CELL / GM / MHADA – 74 / 056 / 2018 dated 16.08.2018 issued by MHADA
5	Copy of Society Registration Certificate dated 26.06.2015
6	Copy of Society Share Certificate Document No. 52 dated 30.07.2021 in the name of Mr. Ajay Anant Raut
7	Copy of Society NOC Letter dated 12.05.2024

LOCATION:

The said building is located at C.T.S. No. 1/C/1/1 (Part), R/C Ward, Village – Kandivali, Taluka – Borivali, Mumbai Suburban District, State – Maharashtra, Country - India. The property falls in Residential Zone. It is at a travelling distance 1.4 Km. from Shimpoli Metro station.

BUILDING:

The building under reference is having Ground + 24 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. 14th Floor is having 4 Residential Flats. 2 Lifts are provided in building.

Residential Flat:

The property is a Residential Flat located on 14th Floor. The composition of Flat is having 1 Bedroom + Living Room + Kitchen + Bath + W.C.+ Passage (i.e. 1 BHK flat). The residential flat is finished with Vitrified tiles flooring,



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Teak wood door frame with flush door, Aluminum sliding windows & Casing Capping electrification & concealed plumbing.

Valuation as on 22nd May 2024

The Carpet Area of the Residential Flat	:	306.00 Sq. Ft.
The Built up Area of the Residential Flat	:	367.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 years
Cost of Construction	:	367.00 Sq. Ft. X ₹ 2,800.00 = ₹ 10,27,600.00
Depreciation $\{(100-10) \times 6\}/60$:	9.00%
Amount of depreciation	:	₹ 92,484.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,48,170.00 per Sq. M. i.e. ₹ 13,765.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 1,42,775.00 per Sq. M. i.e. ₹ 13,264.00 per Sq. Ft.
Value of property as on 22.05.2024	:	306.00 Sq. Ft. X ₹ 20,700.00 = ₹ 63,34,200.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 22.05.2024	:	₹ 63,34,200.00 - ₹ 92,484.00 = ₹ 62,41,716.00
Total Value of the property	:	₹ 62,41,716.00
The realizable value of the property	:	₹ 56,17,544.00
Distress value of the property	:	₹ 49,93,373.00
Insurable value of the property	:	₹ 10,27,600.00
Guideline Value of the property	:	₹ 48,67,888.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 1403, 14th Floor, Building No. 2A, "Paradise Heights Co-op. Hsg. Soc. Ltd.", MHADA Complex, Shimpoli, Chikwadi, Village – Kandivali, Kandivali (West), Mumbai, PIN Code – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 62,41,716.00 (Rupees Sixty Two Lakh Forty One Thousand Seven Hundred Sixteen Only)** as on **22nd 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 **22nd May 2024 is ₹ 62,41,716.00 (Rupees Sixty Two Lakh Forty One Thousand Seven Hundred Sixteen 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 + 24 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 14 th Floor
3.	Year of construction	2018 (As per Occupancy Certificate.)
4.	Estimated future life	54 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 door & Aluminum 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	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	6'.0" High, R.C.C. column with B. B. masonry wall

	Type of construction	
18	No. of lifts and capacity	2 Lifts
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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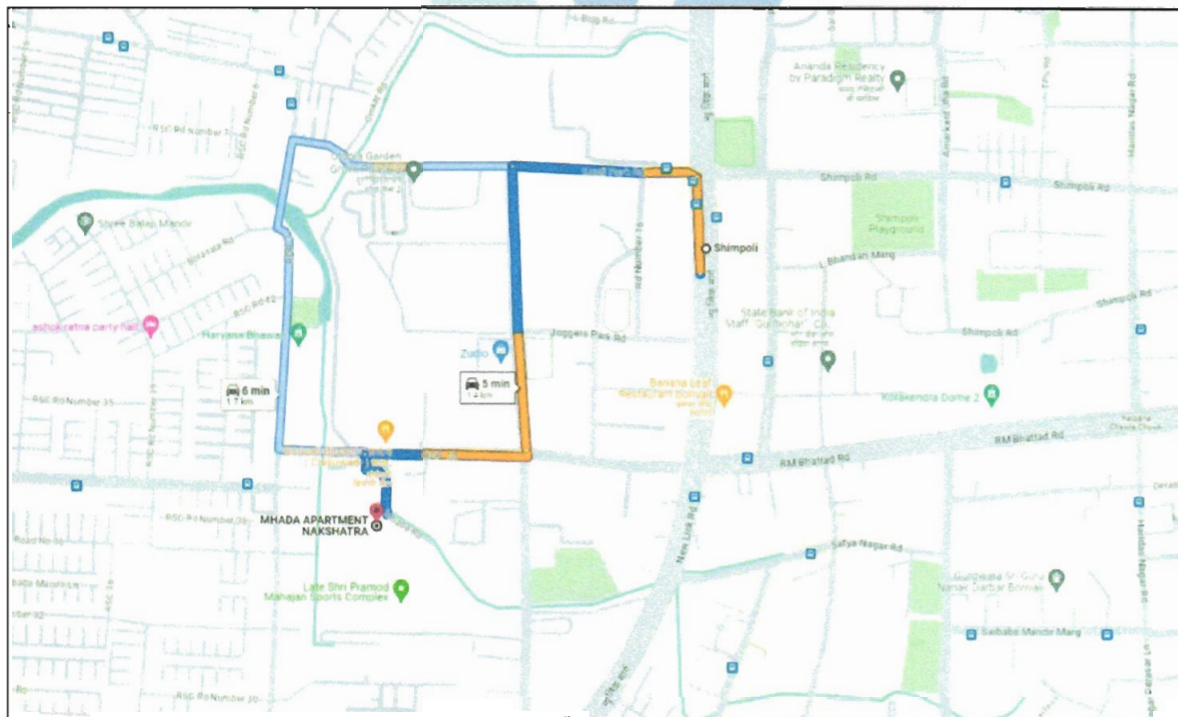


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'07.3"N 72°50'08.1"E

Note: The Blue line shows the route to site from nearest metro station (Shimpoli – 1.4 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Link Road to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/354	58260	134700	154820	168370	134700
<p>CTS No. 1, 1A/1, 1A/5, 1C/1/3, 1C/1/4, 1C/1/5, 1C/1/6, 1C/1/7, 1C/1/9, 1C/1/10, 1C/1/11, 1C/1/13, 1C/1/16, 1C/1/20, 1C/1/21, 1C/1/22, 1C/1/23, 1C/1/24, 1C/1/25, 1C/1/26, 1C/1/27, 1C/1/28, 1C/1/29, 1C/1/30, 1C/1/31, 1C/1/33, 1C/1/35, 1C/1/36, 1C/1/37, 1C/1/39, 1C/1/40, 1C/1/41, 1C/1/42, 1C/1/43, 1C/1/44, 1C/1/45, 1C/1/46, 1C/1/47, 1C/1/48, 1C/1/50, 1C/1/51, 1C/1/63, 1C/1/65, 1C/1/66, 1C/1/67, 1C/1/68, 1C/1/69, 1C/1/71, 1C/1/72, 1C/1/73, 1C/1/74, 1C/1/76, 1C/1/77, 1C/1/78, 1C/1/79, 1C/1/80, 1C/1/81, 1C/1/82, 1C/1/83, 1C/1/84, 1C/1/85, 1C/1/86, 1C/1/87, 1C/1/88, 1C/1/89, 1C/1/90, 1C/1/91, 1C/1/92, 1C/1/93, 1C/1/94, 1C/1/95, 1C/1/96, 1C/1/97, 1C/1/98, 1C/1/99, 1C/1/100, 1C/1/101, 1C/1/102, 1C/1/103, 1C/1/109, 1C/1/120, 1C/1/121, 1C/1/123, 1C/1/124, 1C/1/126, 1C/1/127, 1C/1/129, 1C/1/132, 1C/1/133, 1C/1/135, 1C/1/137,</p>						



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Price Indicators

1 BHK Flat in Paradise heights Kandivali West For Sale in Borivali West

₹ 65 Lacs
₹ 27,254 Month
500 sq ft

Category	Value	Category	Value
Apartment Building	3-12 years	Ownership Type	Self Owned
Homeowner's Design	As Per Sq Ft	Flooring	NA
Buildup Area	305 Sq Ft	Carpet Area	305 Sq Ft
Furnishing Status	Semi-furnished	Water	Overhead
Age	0-2	Lift	Yes
Security	Yes	Other	NA

Paradise Heights Kandivali West
1 Bedroom 305 Sq Ft Apartment in Kandivali West Mumbai

Listing ID #8286640
₹ 62 L

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 305 Sq Ft (Carpet Area)
- Road View

Valuation Report
₹ 1999-₹ 9999

- Estimated Market Value
- Rental Value
- Govt. Value



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Sale Instances

977388 04-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 977/2023 नोंदणी : Ragn.63m
गावाचे नाव : शिंपवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6300000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4715030.21	
(4) भू-मापन पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: मौजे, शिंपोली वार्ड आर (सेन्ट्रल), येथील सदनिका क्र. 1703, 17वा मजला, बिल्डींग नं. 2ए, पॅराडाईज हाईदस को-ऑप. हो. सोसा. लि., बिल्डींग नं. 2ए-2-एफ, म्हाडा कॉम्प्लेक्स, शिंपोली, चिकूवाडी, कांदिवली (पश्चिम), मुंबई-400067, क्षेत्रफळ कारपेट 305.91 चौ. फुट., (कारपेट 28.43 चौ. मीटर) ((C.T.S. Number : 1/C/1/1 (Part) ;))	
(5) क्षेत्रफळ	28.43 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- धैर्यशील मोहन नळगुणे वय:-36 पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव. सदनिका क्र. 1703, 17वा मजला, बिल्डींग नं. 2ए, पॅराडाईज हाईदस को-ऑप. हो. सोसा. लि., बिल्डींग नं. 2ए-2-एफ, म्हाडा कॉम्प्लेक्स, शिंपोली, चिकूवाडी, कांदिवली (पश्चिम). मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नं:- AFPCPN4389J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- अमोल सदानंद रोम्ये वय:-27, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव. मदली हर्षान वाडी, केलवळी, रत्नागिरी, महाराष्ट्र, ब्लॉक नं. , रोड नं. , महाराष्ट्र, रत्नागिरी. पिन कोड:- 416702 पॅन नं:- BTEPR5694J	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	977/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	378000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

2242451 07-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 2242/2023 नोंदणी : Regn 63m
गावाचे नाव : कांदिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6350000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4825762.2	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: सदनिका क्र.1004, बिल्डिंग नं. 2-डी, माळा नं: 10 वा मजला. इमारतीचे नाव: पॅराडाईज हाईट्स को ऑप हो सोसा लि, ब्लॉक नं: म्हाडा कॉम्प्लेक्स, शिंपोली, पद्मा नगर, चिकुवाडी, रोड : कांदिवली पश्चिम मुंबई-400067, इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 305.91 चौ फुट कारपेट... इतर माहिती दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 1/C/1/1 (pt) ;))	
(5) क्षेत्रफळ	34.12 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कुसुम कमलेश ढोके वय:-46 पत्ता:- प्लॉट नं: सदनिका क्र.1004, बिल्डिंग नं. 2-डी, माळा नं: 10 वा मजला, इमारतीचे नाव: पॅराडाईज हाईट्स को ऑप हो सोसा लि, ब्लॉक नं: म्हाडा कॉम्प्लेक्स, शिंपोली, पद्मा नगर, चिकुवाडी, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AIWPD7518E 2): नाव:- कमलेश भिकाजी ढोके वय:-45 पत्ता:- प्लॉट नं: सदनिका क्र.1004, बिल्डिंग नं. 2-डी, माळा नं: 10 वा मजला, इमारतीचे नाव: पॅराडाईज हाईट्स को ऑप हो सोसा लि, ब्लॉक नं: म्हाडा कॉम्प्लेक्स, शिंपोली, पद्मा नगर, चिकुवाडी, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AIWPD6234D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्लॉट नं: स्वनिज हिवाळे वय:-33; पत्ता:- प्लॉट नं: सदनिका क्र.87/04, माळा नं: , इमारतीचे नाव: वेस्टर्न रेल्वे कॉलनी, ब्लॉक नं: माटुंगा रेल्वे स्टेशन रोड, रोड नं: माटुंगा रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-BDMPD2537F 2): नाव:- स्वनिज शरद हिवाळे वय:-37; पत्ता:- प्लॉट नं: सदनिका क्र.87/04, माळा नं: , इमारतीचे नाव: वेस्टर्न रेल्वे कॉलनी, ब्लॉक नं: माटुंगा रेल्वे स्टेशन रोड, रोड नं: माटुंगा रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-ACZPH9745G	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2242/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	381000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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 ₹ 62,41,716.00 (Rupees Sixty Two Lakh Forty One Thousand Seven Hundred Sixteen Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.22 12:18:14 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

