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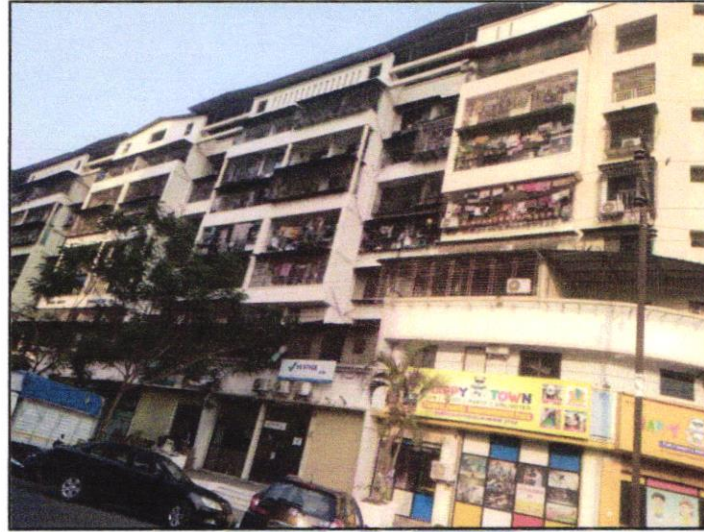
MSME Reg No: UDYAM-MH-18-0083617

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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: **Shri. Chandrakant Ramnath Katkade**

Residential Flat No. 401, 4th Floor, C - Wing, "**Shubh Shagun Complex**", Rishikesh Co - Op. Hsg. Soc. Ltd.,
Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Taluka - Panvel, District - Raigad,
PIN Code - 410 209, State - Maharashtra, Country - India.

Latitude Longitude - 19°01'08.6"N 73°05'08.6"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) - 400 602
State - Maharashtra, Country - India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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Regd. Office

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Vastu/Thane/05/2024/8824/2306460

25/06-320-PSSH

Date: 25.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Taluka - Panvel, District - Raigad, PIN Code - 410 209, State - Maharashtra, Country - India belongs to **Shri. Chandrakant Ramnath Katkade.**

Boundaries of the property.

North : D - Wing
South : B - Wing
East : Mansarover Complex
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 **₹ 75,42,200.00 (Rupees Seventy Five Lakh Forty Two Thousand Two Hundred 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

Encl: Valuation report in Form - 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.25 15:20:12 +05'30'

Manoj

Auth. Sign.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
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Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd.,
Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Taluka - Panvel, District - Raigad,
PIN Code - 410 209, 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 25.05.2024 for Banking Purpose
2	Date of inspection	21.05.2024
3	Name of the owner/ owners	Shri. Chandrakant Ramnath Katkade
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	Address: Residential Flat No. 401, 4 th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Taluka - Panvel, District - Raigad, PIN Code - 410 209, State - Maharashtra, Country - India. Contact Person: Mr. Mahadeo Kolhatkar - (Tenant) Contact No. 9867751780
6	Location, street, ward no	Village - Kamothe, Taluka - Panvel, District - Raigad
	Survey/ Plot no. of land	Plot No. 29, 30 and 31, Sector - 34 of Village - Kamothe
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. = 490.00 Flowerbed Area in Sq. Ft. = 40.00 Terrace Area in Sq. Ft. = 45.00 Total Area in Sq. Ft. = 575.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 588.00



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		Terrace Area in Sq. Ft. = 19.00 Total Area in Sq. Ft. = 607.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 728.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kamothe, Taluka - Panvel, District - Raigad
14	If freehold or leasehold land	Lease 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. Mahadeo Kolhatkar) Rented since - 11 Months Rent - ₹ 14,000.00 per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied (Mr. Mahadeo Kolhatkar)
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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 – 2009 (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, Naupada Thane Branch to assess fair market value as on **25.05.2024** for Residential Flat No. 401, 4th Floor, C - Wing, “**Shubh Shagun Complex**”, Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Taluka – Panvel, District – Raigad, PIN Code – 410 209, State – Maharashtra, Country – India belongs to **Shri. Chandrakant Ramnath Katkade**.

We are in receipt of the following documents:

1.	Copy Agreement for Sale dated 12.05.2009 between M/s. Bhoomi Realtors (the Developers) and Shri. Chandrakant Ramnath Katkade (the Allottees).
2.	Copy of Commencement Certificate No. CIDCO / ATPO / 187 Dated 09.02.2005 issued by City & Industrial Development Corporation of Maharashtra Limited.
3.	Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 1316 dated 26.11.2009 issued by City & Industrial Development Corporation of Maharashtra Limited.
4.	Copy of Previous valuation report dated 22.12.2022.

LOCATION:

The said building is located at Plot No. 29, 30 & 31, Sector No. 34 of Village – Kamothe, Thane. The property falls in Residential Zone. It is at a Walking distance 1.1 KM from Mansarovar railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7th 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



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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. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedroom + Living Room + Kitchen + Bath + W.C. + Toilet + Passage + Balcony + Terrace Area (i.e. **2 BHK + Bath + WC + Toilet**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 25th May 2024

The Total Carpet Area of the Residential Flat	:	607.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 years
Cost of Construction	:	728.00 Sq. Ft. X ₹ 2,500.00 = ₹ 18,20,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation		₹ 4,09,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 95,200.00 per Sq. M. i.e. ₹ 8,844.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 85,600.00 per Sq. M. i.e. ₹ 7,952.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,100.00 per Sq. Ft.
Value of property as on 25.05.2024	:	607.00 Sq. Ft. X ₹ 13,100.00 = ₹ 79,51,700.00

(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 25.05.2024	:	₹ 79,51,700.00 - ₹ 4,09,500.00 = ₹ 75,42,200.00
Total Value of the property	:	₹ 75,42,200.00
The Realizable value of the property	:	₹ 67,87,980.00
Distress value of the property	:	₹ 60,33,760.00
Insurable value of the property (728.00 Sq. Ft. X 2,500.00)	:	₹ 18,20,000.00
Guideline value of the property (728.00 Sq. Ft. X 7,952.00)	:	₹ 57,89,056.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, C - Wing, "**Shubh Shagun Complex**", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka – Panvel, District – Raigad, PIN Code – 410 209, State – Maharashtra, Country – India for this particular purpose at **₹ 75,42,200.00 (Rupees Seventy Five Lakh Forty Two Thousand Two Hundred Only)**, as on **25th 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 **25th May 2024 is ₹ 75,42,200.00 (Rupees Seventy Five Lakh Forty Two Thousand Two Hundred 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	(Part) Ground + (Part) Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction	2009 (As per Occupancy Certificate)
4.	Estimated future life	45 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 with MS safety door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finishing
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	
	(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	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



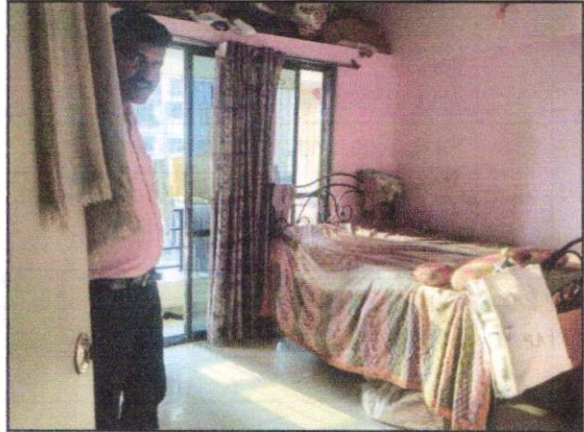
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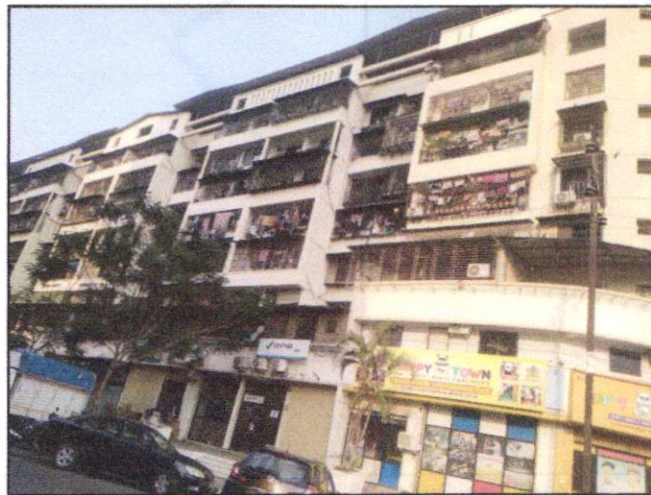
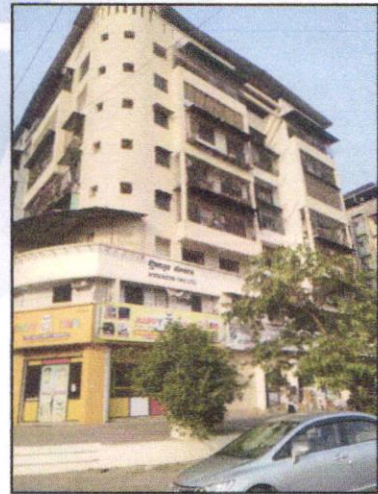
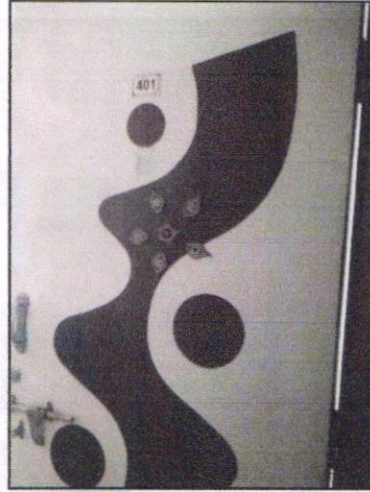
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Actual site photographs



Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°01'08.6"N 73°05'08.6"E

Note: The Blue line shows the route to site from nearest railway station (Mansarovar – 1.1 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

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Year: 20242025

Selected District: राजपूर

Select Taluka: पनवेल

Select Village: मीजे : पनवेल (पनवेल महानगरपालिका)

Search By: Survey No Location

Language: English

Select	अपनिष्ठाव	पूरी मती	निवारी मती	मधील	पुनः	मधील	पत्रक (रु.)
SurveyNo	15अ/33-कामोठे सिडको से.अ.33	16100	55500	64300	75400	64300	चौ. मीटर
SurveyNo	15अ/34-कामोठे सिडको से.अ.34	31200	95200	108400	119400	108400	चौ. मीटर
SurveyNo	15अ/35-कामोठे सिडको से.अ.35	37700	95800	102500	119800	102500	चौ. मीटर
SurveyNo	15अ/36-कामोठे सिडको से.अ.36	35500	100100	111000	124700	111000	चौ. मीटर
SurveyNo	15अ/37-कामोठे सिडको से.अ.37	23600	57400	68000	77700	68000	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,200.00			
No Increase, Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	95,200.00	Sq. Mtr.	8,844.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	31,200.00			
The difference between land rate and building rate (A – B = C)	64,000.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	85,600.00	Sq. Mtr.	7,952.00	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

Price Indicators

99acres Buy | Enter Locality | Project | Society | Landmark

Posted on Apr 03, 2024 | Ready to move

₹70 Lac (₹12,727 per sq.ft.) **2BHK 1Bath**
 Estimated EMI: ₹58,989
 Flat/Apartment for Sale
 in Pragati Heights, Sector 34 Kamothe, Navi Mumbai

NOT AVAILABLE Website: <http://mumbai.99acres.com/>

Overview | Society | Owner Details | Price Trends | Society Reviews | Explore Locality

Property ID: Society ID:

Carpet area: 550 sq.ft. (377 sq.m)
Price: ₹70 Lac + Govt Charges & Tax @ 12,727 per sq.ft.
Floor Number: 1st of 7 Floors
Transporting: Main Road

Configuration: 2 Bedrooms, 1 Bathroom, No Balcony
Address: Pragati Heights, Sector 34 Kamothe, Navi Mumbai
Facing: East
Property Age: 5 to 10 Year Old

Places nearby
 A/102, Sector 34 Kamothe, Navi Mumbai

Khandeshwar metro station | ganpanti mandir | buddha vilhar | shankar mandir | Hanuman Mandir | Kamothe

Why should you consider this property?

magicbricks Buy | Rent | Sell | Home Loans | Login | Post Property

Posted on: May 11, 24 | Property ID: 72766649

₹98.0 Lac EMI: ₹4,444 | Can Afford? | Contact Agent

2 BHK 1096 Sq-ft Flat For Sale | Sector 34 Kamothe, Navi Mumbai

2 Beds | **2 Baths** | **3 Balconies** | **1 Covered Parking**

Carpet Area: 750 sqft - ₹13,067/sqft
Developer: Shakti Developers
Project: Sky avenue
Floor: 3 (Out of 13 Floors)
Transaction Type: Resale
Status: Ready to Move
Facing: East
Lifts: 2
Furnished Status: Unfurnished

Contact Agent: Pappu Singh | +91-9910000000 | Get Phone No.

More Details

Price Breakup: ₹98 Lac | ₹4,90,000 Approx. Registration Charges: ₹2 Per sq. Unit Monthly
Booking Amount: ₹1.0 Lac
Address: Kamothe, Navi Mumbai, Sector 34 Kamothe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks: sky avenue near by mansarovar railway station kamothe navi mumbai

Sales Transactions

गावाचे नाव : कामोठे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4178708.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र 15अ/34 दर रु 95200/ प्रती चौ मी .सदनिका क्र 303 सी विंग तिसरा मजला शुभशगुन कॉम्प्लेक्स सी एच एस लि.प्लॉट नं-29,30 आणि 31 सेक्टर-34 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड.क्षेत्रफळ -43.45 चौ मी बिल्टअप व 1.11 चौ मी टेरेस.((Plot Number : 29,30 आणि 31 ; SECTOR NUMBER : 34 ;))
(5) क्षेत्रफळ	43.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-योगीराज पुंजाबा बागूल - - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र 102 शुभशगुन कॉम्प्लेक्स सी एच एस लि.प्लॉट नं-29,30 आणि 31 सेक्टर-34 कामोठे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाऱ्(ं):. पिन कोड:-410206 पॅन नं:-AFIPB0826N
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विन मुरलीधर बांगर - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र 802 अनिरुद्ध रेसिडेन्सी प्लॉट नं 69 सेक्टर 35 कामोठे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाऱ्(ं):. पिन कोड:-410206 पॅन नं:-BLQPB2271L 2): नाव:-मुरलीधर उमाजी बांगर - - वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दनिका क्र 802 अनिरुद्ध रेसिडेन्सी प्लॉट नं 69 सेक्टर 35 कामोठे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाऱ्(ं):. पिन कोड:-410206 पॅन नं:-AFRPB1833Q
(9) दस्तावेज करून दिल्याचा दिनांक	15/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4071/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	346500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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 ₹ 75,42,200.00 (Rupees **Seventy Five Lakh Forty Two Thousand Two Hundred 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
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Auth. Sign.

Avinad



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