

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Yogesh Prakash Dalvi & Mrs. Charmi Yogesh Dalvi**

Residential Flat No. C - 211, 2nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.",
Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane,
PIN Code – 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'52.3"N 72°59'35.7"E

Intended User: **Cosmos Bank**

Fort Branch


229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,
PIN Code – 400001, State - Maharashtra, Country - India.

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Regd. Office

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

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Vastu/Mumbai/06/2024/009048/2306620
06/16-64-PANI
Date: 06.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. C - 211, 2nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.", Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India belongs to **Mr. Yogesh Prakash Dalvi & Mrs. Charmi Yogesh Dalvi.**

Boundaries of the property.

North : Sagardeep Society
South : Mumbai Pune road
East : Temple & Triveni Sangam Building
West : Wing – B & 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 ₹ 53,77,260.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Two Hundred Sixty 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

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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**Valuation Report of Residential Flat No. C - 211, 2nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.",
Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane, PIN Code – 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 06.06.2024 for Banking Purpose
2	Date of inspection	04.06.2024
3	Name of the owner/ owners	Mr. Yogesh Prakash Dalvi & Mrs. Charmi Yogesh Dalvi.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. C - 211, 2 nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.", Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India Contact Person: Mr. Singh (owner's Representative) Contact No.: 9326484668
6	Location, street, ward no	Mumbai Pune road
7	Survey/ Plot no. of land	Survey No. 24, Hissa No. 3 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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 495.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 590.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Mumbai Pune road



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	abutting	
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?	Vacant
	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	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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 – 1991 (As per Occupancy

	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, Fort Branch to assess fair market value as on 06.06.2024 for Residential Flat No. C - 211, 2nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.", Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India belongs to Mr. Yogesh Prakash Dalvi & Mrs. Charmi Yogesh Dalvi.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 28.05.2024 b/w. Mr. Sachin Dinkar Joshi (The Transferor) and Mr. Yogesh Prakash Dalvi & Mrs. Charmi Yogesh Dalvi (The Transferee)
2	Copy of Commencement Certificate No. V.P. No. 86 / 1550 dated 12.11.1986 issued by Thane Municipal Corporation
3	Copy of Occupancy Certificate Document No. V.P. No. 86 / 1550 - TMC / TDD / 930 dated 11.07.1991 issued by Thane Municipal Corporation

LOCATION:

The said building is located at Survey No. 24, Hissa No. 3, Village – Kalwa, Thane (West), PIN Code – 400 605, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 950 Mt. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 3 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 Normal. The building is used for residential purpose. 2nd Floor is having 4 Residential Flats.

Residential Flat:

The property is a Residential Flat located on 2nd Floor. The composition of Residential Flat is having 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e 1 BHK). The residential flat is finished with Mosaic & Kota Stone tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Casing Capping electrification, Open Conduit plumbing.



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Valuation as on 06th June 2024

The Built up Area of the Residential Flat	:	590.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1991 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	33 years
Cost of Construction	:	590.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,52,000.00
Depreciation (100-10) X 33/60	:	49.50%
Amount of depreciation	:	₹ 8,17,740.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,120.00 per Sq. M. i.e. ₹ 6,421.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 54,989.00 per Sq. M. i.e., ₹ 5,109.00 per Sq. Ft.
Value of property as on 06.06.2024	:	590.00 Sq. Ft. X ₹ 10,500.00 = ₹ 61,95,000.00

(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 06.06.2024	:	₹ 61,95,000.00 - ₹ 8,17,740.00 = ₹ 53,77,260.00
Total Value of the property	:	₹ 53,77,260.00
The realizable value of the property	:	₹ 48,39,534.00
Distress value of the property	:	₹ 43,01,808.00
Insurable value of the property	:	₹ 16,52,000.00
Guideline Value of the property	:	₹ 30,14,310.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C - 211, 2nd Floor, Wing - C, "New White House Co-op. Hsg. Soc. Ltd.", Mumbai Pune Road, Village – Kalwa, Thane (West), Taluka & District – Thane, PIN Code – 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 53,77,260.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Two Hundred Sixty Only) as on 06th June 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 **06th June 2024 is ₹ 53,77,260.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Two Hundred Sixty 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

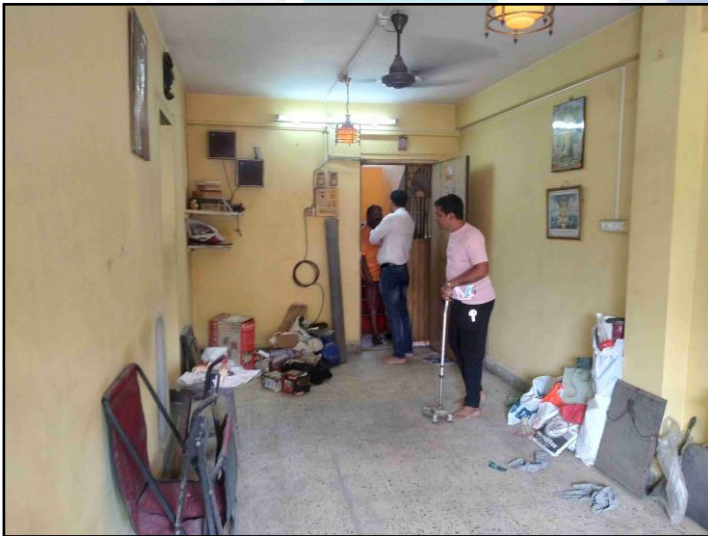
I hereby declare that

- (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**

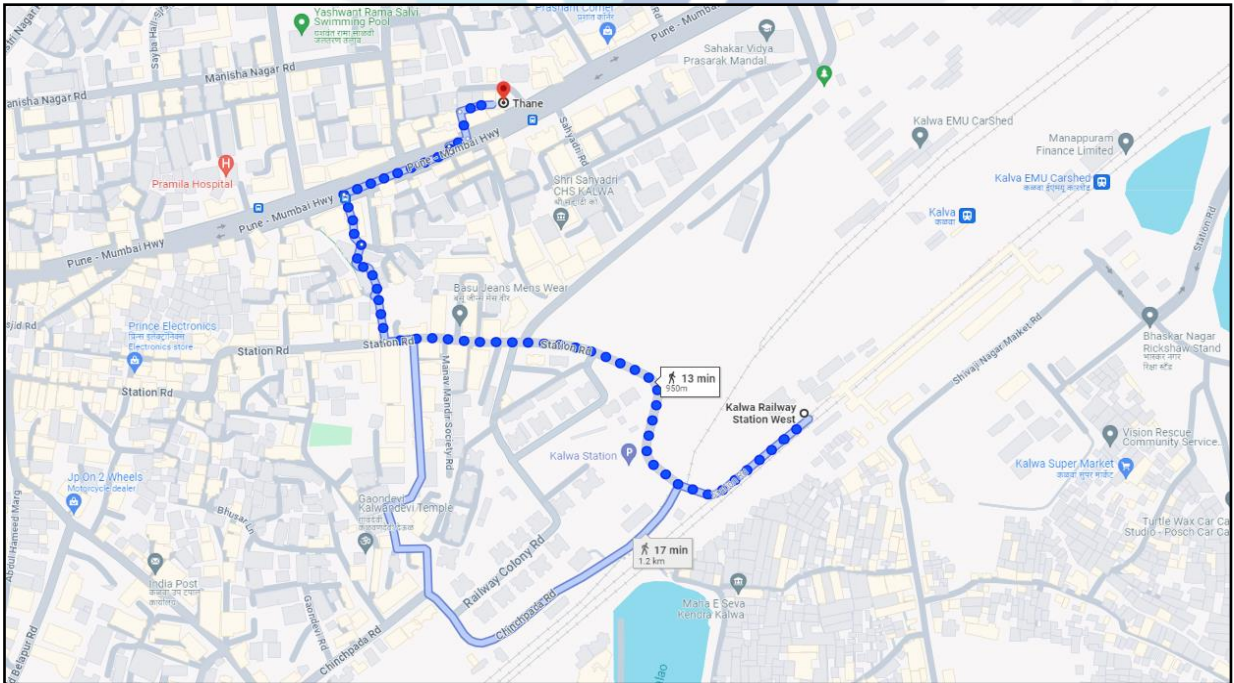
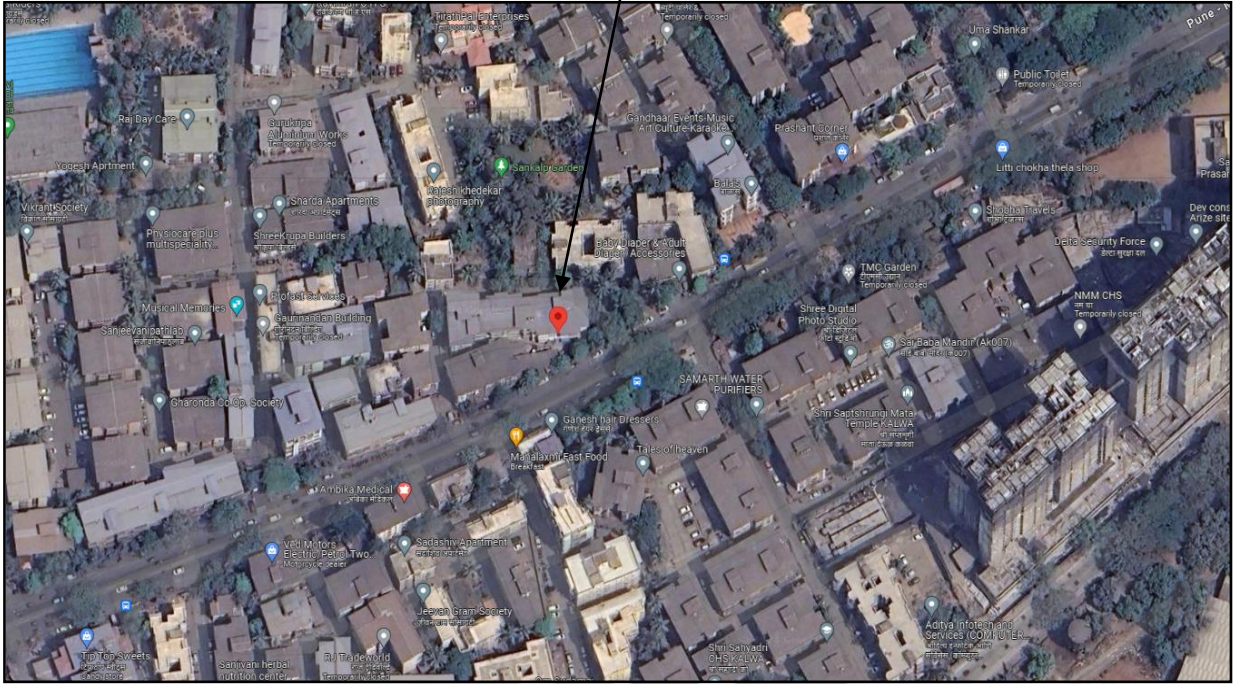
1.	No. of floors and height of each floor		Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction		1991 (As per Occupancy Certificate)
4.	Estimated future life		27 Years Subject to proper, preventive 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		Mosaic & Kota Stone tiles flooring
11.	Finishing		Cement plastering
12.	Roofing and terracing		R.C.C. Slab
13.	Special architectural or decorative features, if any		No
14.	(i)	Internal wiring – surface or conduit	Casing Capping electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Open Conduit 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		Not provided
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		Cemented road 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°11'52.3"N 72°59'35.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 950 Mt.)



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Ready Reckoner Rate

DIVISION / VILLAGE : KALWA						
Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "B" Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	10B) Properties facing old Mumbai-Pune Highway. C. T. S. / Survey No., Tika No. 5					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/52/D	26300	76800	88100	106000	88100
Tika No. 5. Survey No. 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 5/23, 5/24, 5/25, 5/26, 5/30, 5/31, 5/32, 5/33, 5/48, 5/49, 5/73, 5/74, 5/83, 5/84, 5/98, 5/99, 5/100, 5/103, 5/104, 5/110, 5/111, 5/125, 5/126, 5/127, 5/128, 5/130, 5/428, 5/429, 5/430, 5/431, 5/432 Tika No. 5.						

Stamp Duty Ready Reckoner Market Value Rate for Flat	76,800.00			
10% Decrease, Flat Located on 2 nd Floor	7,680.00			
Stamp Duty Ready Reckoner Market Value Rate (After decrease) (A)	69,120.00	Sq. Mtr.	6,421.00	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)	42,820.00			
Depreciation Percentage as per table (D) [100% - 33%] (Age of the Building – 33 Years)	67%			
Rate to be adopted after considering depreciation [B + (C x D)]	54,989.00	Sq. Mtr.	5,109.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.:

	Floor on which Flat is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

NOBROKER | 1 BHK Flat In Pratiksha Chs Kalwa West For Sale In Kalwa
mumbai pune road

₹ 40 Lacs Negotiable | ₹ 22,925/Month Estimated EMV | 425 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1BHK Flat for Sale in Kalwa / Property Details

1 Bedroom (No. of Bedroom) | Jun 4, 2024 (Posted On)
1 Bathroom (No. of Bathroom) | Oct 31, 2024 (Posted On)
NA (No. of Balcony) | Pratiksha Chs Kalwa ... (Apartment)
None (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4.8 Per Sq. Ft./M	Flooring	Mosaic
Buildup Area	425 Sq.Ft.	Carpet Area	400 Sq.Ft.
Furnishing Status	Unfurnished Furnish Now	Facing	East
Floor	4/4	Parking	Bike
gated Security	No		

Activity On This Property

3 Unique Views | 0 Shortlist | 0 Contacted
Powered By: NBEstimate

Similar Properties

There are no Similar Properties

NoBroker Services

NOBROKER | 1 RK Flat In New Poornima Chs For Sale In Kalwa

₹ 37.5 Lacs Negotiable | ₹ 21,452/Month Estimated EMV | 325 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1Bk Flat for Sale in Kalwa / Property Details

1 Bedroom (No. of Bedroom) | Jan 20, 2024 (Posted On)
1 Bathroom (No. of Bathroom) | Immediately (Posted On)
NA (No. of Balcony) | New Poornima Chs (Apartment)
None (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4.0 Per Sq. Ft./M	Flooring	Mosaic
Buildup Area	325 Sq.Ft.	Carpet Area	320 Sq.Ft.
Furnishing Status	Unfurnished Furnish Now	Facing	North
Floor	2/4	Parking	Bike
gated Security	Yes		

Activity On This Property

29 Unique Views | 0 Shortlist | 0 Contacted
Powered By: NBEstimate

Similar Properties

1 RK Flat In Sudama Darshan For Sale In Kalwa
₹ 35.0 Lacs | ₹ 18,000/Month Estimated EMV | 320 sq.ft.
Station Rd Near Rameshwar Society

1 RK Flat In Anandbaug Housing Soc. Sudama Nagar Near Railway Station Kalwa ...
₹ 40 Lacs | ₹ 20,000/Month Estimated EMV | 320 sq.ft.

NoBroker Services



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Price Indicators

NOBROKER

1 RK Flat In Kanishka Height Chs For Sale In Kalwa
 Kanishka Nagar, Near Jaganji Villa TOWER

₹ 30 Lacs
 Negotiable

₹ 17,194/Month
 Estimated EMV

360
 Sq.Ft

Need Home Loan?
 Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kalwa / 1Rk Flats for Sale in Kalwa / Property Details

Photos Location

1 Bedroom
 No. of Bedroom

Mar 10, 2024
 Posted On

1 Bathroom
 No. of Bathroom

Immediately
 Possession

NA
 Gallery

Kanishka Height Chs
 Apartment

Bike
 Parking

None
 Power Backup

Contact Schedule Visit

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Price trends by NB Estimate
 Check Now

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq.Ft/M	Flooring	Verified Tiles
Buildup Area	360 Sq.Ft	Carpet Area	270 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	North
Floor	5/7	Parking	Bike
gated Security	Yes		

Activity On This Property

610 Unique Views 19 Shortlists

Similar Properties

1 RK Flat In Triveni Sangam Society For Sale
 Kanishka Nagar Near Premia Hospital
 Price ₹22 Lacs

1 RK Flat In Shree Pooja Chs For Sale In K...
 Kanishka Nagar Near Premia Hospital
 Price ₹22 Lacs

NoBroker Support
 Live Support Customer Support
 Chat started
 Nishita
 Hi, I can help you find a preferred house. What is your buying budget?

NoBroker Services



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Sales Instance

6/3/24, 11:41 AM	igr_1797	
1797536 04-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 1797/2022 नोंदणी : Regn:63m
गावाचे नाव : कळवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2259616.65	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: फ्लॉट नं. बी/7,तळ मजला,बी विंग,न्यू व्हाईट हाऊस को ऑप हौसिंग सोसायटी ली.,सर्व्हे नं 24,हिस्सा नं 3,जुना मुंबई पुणे रोड,कळवा 400605,क्षेत्रफळ 345 चौ. फूट बिल्टअप((Survey Number : 24, हिस्सा नं 3 ;))	
(5) क्षेत्रफळ	345 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:-हेमंत केसरीनाथ हातोडे वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजवैभव एनएक्स, 3/ए, 708, 7वा मजला, शिवाजी पथ, राजु नगर, डोंबिवली पश्चिम, रोड नं. , महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ABTPH2027E 2): नाव:-वर्षा हेमंत हातोडे वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजवैभव एनएक्स, 3/ए, 708, 7वा मजला, शिवाजी पथ, राजु नगर, डोंबिवली पश्चिम, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-ADYPH6331E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वरून वसंत कामत वय:-30; पत्ता:-प्लॉट नं. बी 6, , माळा नं: तळमजला, इमारतीचे नाव: न्यू व्हाईट हाऊस को ऑप हौसिंग सोसायटी ली., , ब्लॉक नं: जुना मुंबई पुणे रोड, सह्याद्री बस स्टॉप समोर , रोड नं: कळवा , महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-CDLPK1258G	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	03/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1797/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	186000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th June 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 **₹ 53,77,260.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Two Hundred Sixty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

