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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. Rajen Laxmichand Kalyani, Mrs. Asha Rajen Kalyani & Mr. Samip Rajen Kalyani**

Residential Flat No. 403, 4<sup>th</sup> Floor, "**Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.**", L. T. Road,  
Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.

**Latitude Longitude - 19°13'44.0"N 72°51'04.0"E**

### Intended Users:

**Cosmos Bank**

**Borivali MRO A-2**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),  
Mumbai - 400 092, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
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| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank / Borivali MRO A-2 Branch / Mr. Rajen Laxmichand Kalyani (9064/2306602) Page 2 of 17

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Vastu/Mumbai/06/2024/9064/2306602  
05/13-46-PRSH  
Date: 05.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.", L. T. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Rajen Laxmichand Kalyani, Mrs. Asha Rajen Kalyani & Mr. Samip Rajen Kalyani.**

#### Boundaries of the property.

North : Padmavati Palace  
South : Lokmanya Tilak Road  
East : Nand Dham Apartment  
West : Chandavarkar Cross Road No. 1

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,25,89,830.00 (Rupees One Crore Twenty-Five Lakh Eighty Nine Thousand Eight Hundred Thirty 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

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

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#### Regd. Office

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Valuation Report of Residential Flat No. 403, 4<sup>th</sup> Floor, "Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.", L. T. Road, Borivali (West), Mumbai – 400 092, 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 05.06.2024 for Bank Loan Purpose
2	Date of inspection	04.06.2024
3	Name of the owner/ owners	<b>Mr. Rajen Laxmichand Kalyani, Mrs. Asha Rajen Kalyani &amp; Mr. Samip Rajen Kalyani</b>
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	<b>Address:</b> Residential Flat No. 403, 4 <sup>th</sup> Floor, "Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.", L. T. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Asha Rajen Kalyani (Owner) Mobile No. 9322258206
6	Location, street, ward no	L. T. Road
7	Survey/ Plot no. of land	CTS No. 640, 640/ 1 to 37 of Village – Borivali
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 453.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 495.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 594.00 (Area as per Index II)</b>
13	Roads, Streets or lanes on which the land is abutting	L. T. Road

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?	Owner Occupied
	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 MCGM 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	₹ 30,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Construction – 1995 (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.
	<b>Remarks:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 05.06.2024 for Residential Flat No. 403, 4<sup>th</sup> Floor, "**Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.**", L. T. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Rajen Laxmichand Kalyani, Mrs. Asha Rajen Kalyani & Mr. Samip Rajen Kalyani.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 10.07.2019 between Mr. Bhavesh Madan Shah, Mr. Madan Girdharilal Shah (The Vendors) and Mrs. Chandrika P. Joshi, Mr. Rajen Laxmichand Kalyani, Mrs. Asha Rajen Kalyani & Mr. Samip Rajen Kalyani (The Purchaser's).
2	Copy of Occupancy Certificate No. CHE / 5101 / BP (WS) / AR dated 05.10.1995 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at CTS No. 640, 640/ 1 to 37 of Village – Borivali, Mumbai. The property falls in Residential Zone. It is at a travelling distance 950 Mt. from Borivali railway station.

### BUILDING:

The building under reference is having Ground + 10 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. 4<sup>th</sup> Floor is having 4 Residential Flats. The building is with 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath. The residential flat is finished with Marble flooring, Teak wood door frame with flush shutters, Aluminium sliding windows & concealed electrification & plumbing.

**Valuation as on 05<sup>th</sup> June 2024**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>594.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Construction – 1995 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 years
Cost of Construction	:	594.00 X ₹ 3,000.00 = ₹ 17,82,000.00
Depreciation $\{(100-10) \times 29 / 60\}$	:	43.50%
Amount of depreciation		₹ 7,75,170.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,41,160.00 per Sq. M. i.e., ₹ 13,114.00 per Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 1,21,518.00 per Sq. M. i.e., ₹ 11,289.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,500.00 per Sq. Ft.
<b>Value of property as on 05.06.2024</b>	<b>:</b>	<b>594.00 Sq. Ft. X ₹ 22,500.00 = ₹ 1,33,65,000.00</b>

(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)

<b>Depreciated fair value of the property as on 05.06.2024</b>	<b>:</b>	<b>₹ 1,33,65,000.00 - ₹ 7,75,170.00 = ₹ 1,25,89,830.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,25,89,830.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 1,13,30,847.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,00,71,864.00</b>
<b>Insurable value of the property (594.00 × 3,000.00)</b>	<b>:</b>	<b>₹ 17,82,000.00</b>
<b>Guideline value of the property (594.00 × 11,289.00)</b>	<b>:</b>	<b>₹ 67,05,666.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 403, 4<sup>th</sup> Floor, "Borivali Ganesh Darshan Co-op. Hsg. Soc. Ltd.", L. T. Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India for this particular purpose at **₹ 1,25,89,830.00 (Rupees One Crore Twenty-Five Lakh Eighty Nine Thousand Eight Hundred Thirty Only)** as on **05<sup>th</sup> June 2024**.

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **05<sup>th</sup> June 2024 is ₹ 1,25,89,830.00 (Rupees One Crore Twenty-Five Lakh Eighty Nine Thousand Eight Hundred Thirty 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

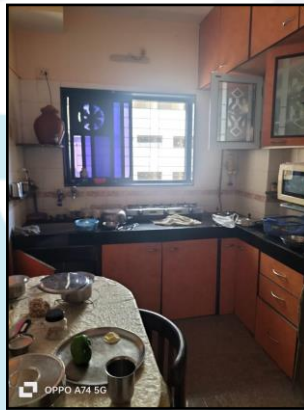
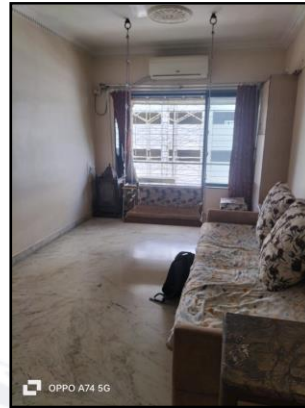
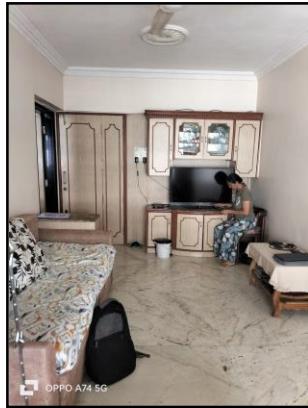
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1****Technical details****Main Building**

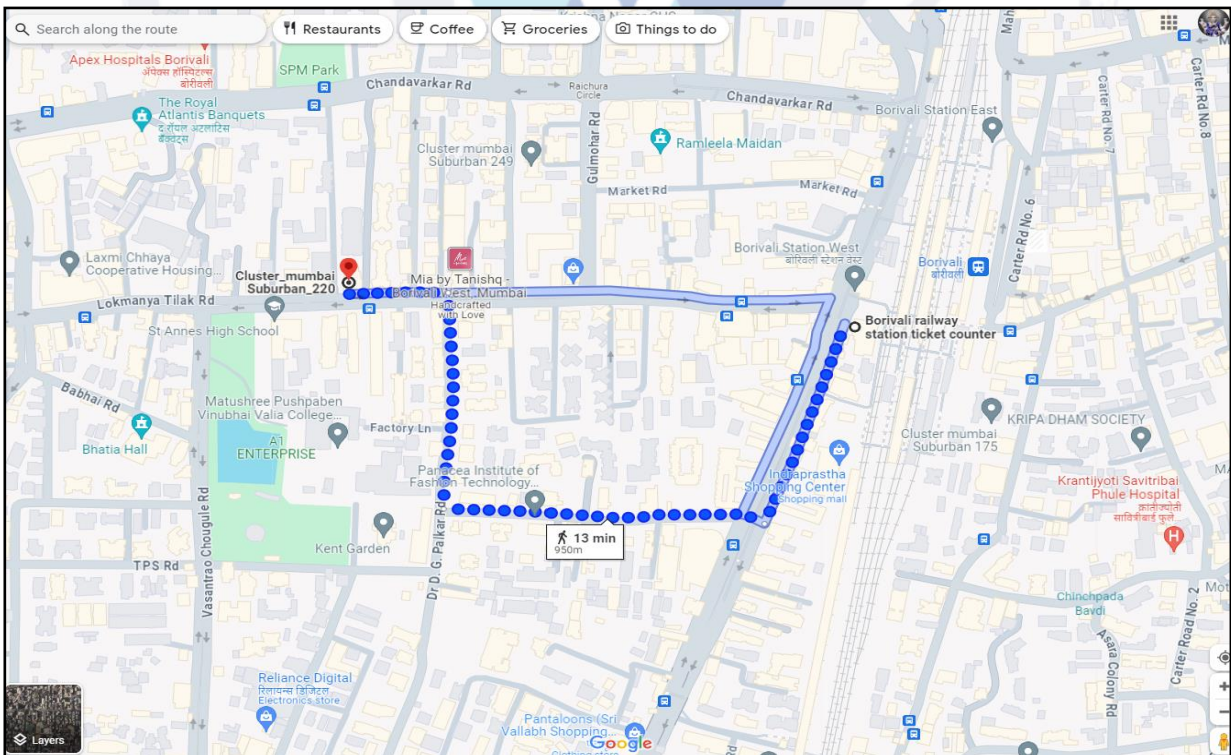
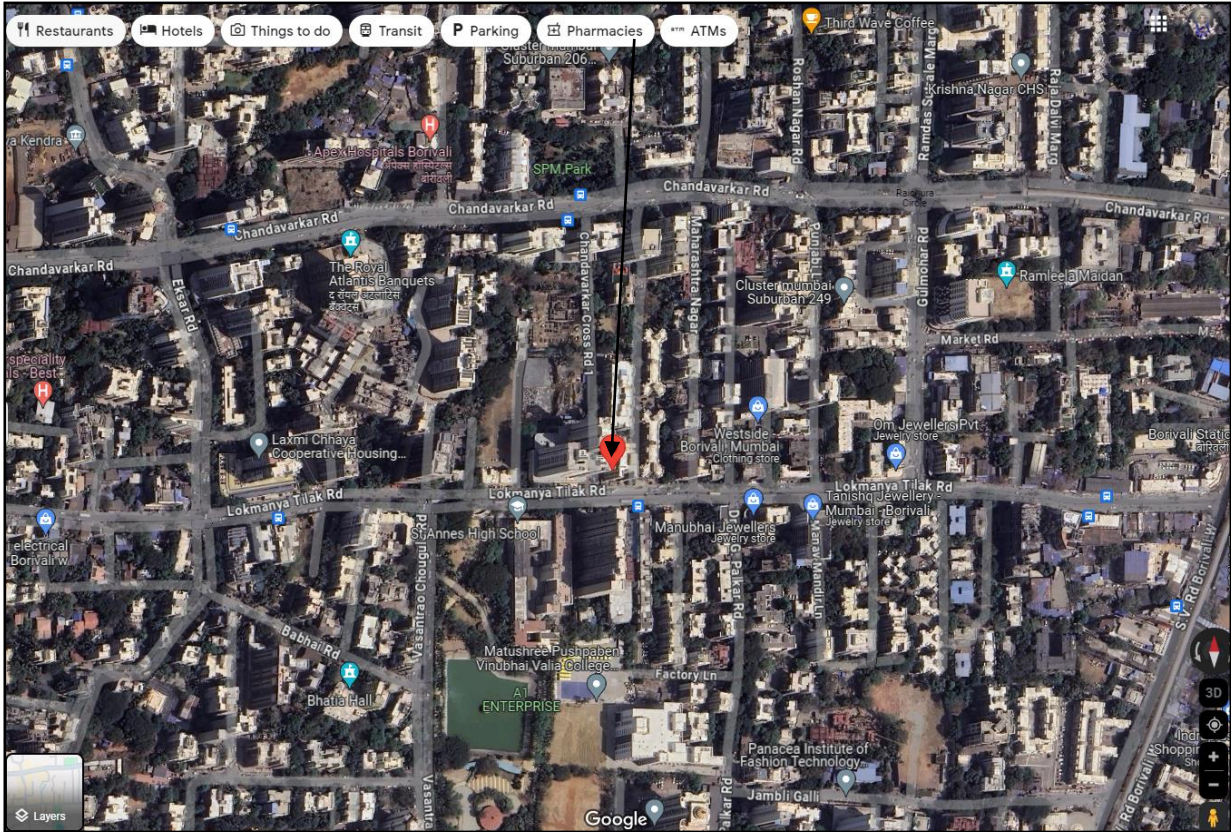
1.	No. of floors and height of each floor		Ground + 10 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction		1995 (As per Occupancy Certificate)
4.	Estimated future life		31 Years Subject 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 doors, Powder Coated Aluminium sliding windows
10.	Flooring		Marble flooring
11.	Finishing		Cement plastering, POP false ceiling
12.	Roofing and terracing		R.C.C. Slab
13.	Special architectural or decorative features, if any		Yes
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		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		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°13'44.0"N 72°51'04.0"E**

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





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## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:  Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
83/368-रस्ता: लोकमान्य टिळक मार्ग ( एस. व्ही. रोड जंक्शन ते एक्सर गावाची पुर्वे हद्द पर्यंत )	73430	141160	184900	255000	141160	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,41,160.00			
No Increase by Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,41,160.00</b>	<b>Sq. Mt.</b>	<b>13,114.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	73,430.00			
The difference between land rate and building rate (A – B = C)	67,730.00			
Depreciation Percentage as per table (D) [100% - 29%] (Age of the Building – 29 Years)	71%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,21,518.00</b>	<b>Sq. Mt.</b>	<b>11,289.00</b>	<b>Sq. Ft.</b>

#### 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

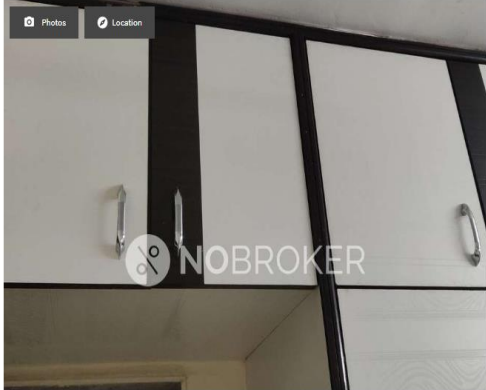
# Price Indicators


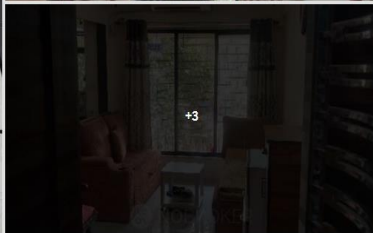
**NOBROKER**
Pay Rent Post Your Property

**1 BHK Flat In Disha Apartment For Sale In Borivali West**  
Chandavarkar Rd. near Nakahatra Towers

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali / 1bkh Flat for Sale in Borivali / Property Details

Photos Location



Nearby: McDonald's | Briyani Centre | INOX | Eskay Resorts | I.C. Colony

₹ 1.32 Crores  
Negotiable

₹ 75,655/Month  
Estimated EMI

560  
Sq.Ft

1 Bedroom No. of Bedroom	Apr 17, 2024 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Disha Apartment Apartment
Bike Parking	Partial Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Price trends by NBEstimate

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.3 Per Sq.Ft/M	Flooring	Verified Tiles
Builtup Area	560 Sq.Ft	Carpet Area	400 Sq.Ft

**Activity On This Property**

162 Unique Views 6 Shortlists

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Home > Property in Mumbai > Borivali West > Apartment in Borivali West > 1 BHK > 550 Sq-ft

Posted on: May 04, 24 Property ID: 71280841

₹1.20 Cr EMI - ₹54k | [How much loan can I get?](#)

1 BHK Flat For Sale in Om Aarti, [Borivali West, Mumbai](#)

Carpet Area  
**407 sqft** -  
₹29,484/sqft

Transaction Type  
**Resale**

Lifts  
**2**

Project  
**Om Aarti**

Status  
**Ready to Move**

Furnished Status  
**Unfurnished**

Floor  
**8 (Out of 13 Floors)**

Facing  
**East**

Car Parking  
**1 Covered, 1 Open**

East Facing Property  Opposite state bank of India Vazira Naka Branch

[Contact Owner](#)

[Get Phone No.](#)

Last contact made 16 days ago

**Contact Owner**

**Rohini** -91-90XXXXXXX

[Get Phone No.](#)

**More Details**

Price Breakup **₹1.2 Cr | ₹6,00,000** Approx. Registration Charges

Address **Borivali West, Mumbai - Western Mumbai, Maharashtra**

# Price Indicators

**magicbricks**
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Home > Property in Mumbai > Borivali West > Apartment in Borivali West > 1 BHK > 700 Sq.ft
Posted on: May 24, 24 Property ID: 39196635

**₹1.15 Cr** EMI - ₹52k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Happy Home Complex Tower, **Borivali West, Mumbai**

1 Bed | 1 Bath | Furnished

<p><b>Carpet Area</b> 459 sqft - ₹25,054/sqft</p>	<p><b>Developer</b> <a href="#">Navkar Developers</a></p>	<p><b>Project</b> <a href="#">Happy Home Complex Tower</a></p>
<p><b>Floor</b> 7 (Out of 7 Floors)</p>	<p><b>Transaction Type</b> Resale</p>	<p><b>Status</b> Ready to Move</p>
<p><b>Facing</b> North</p>	<p><b>Furnished Status</b> Furnished</p>	<p><b>Type Of Ownership</b> Co-operative Society</p>

[Contact Owner](#)
[Get Phone No.](#)
👤 Last contact made 1 day ago

**More Details**

Price Breakup     **₹1.15 Cr | ₹5,75,000** Approx. Registration Charges | **₹1,500** Monthly

Booking Amount     **₹51,000**

Address     **Borivali West, Borivali West, Mumbai - Western Mumbai, Maharashtra**



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## Sales Instance

956516 27-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.बोरीवली 8 दस्त क्रमांक : 956/2024 नोदणी : Regn:63m
<b>गावाचे नाव : बोरीवली</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8015629.44	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 803, माळा नं: आठवा मजला, इमारतीचे नाव: बोरीवली गणेश दर्शन सी एच एस ली, ब्लॉक नं: बोरीवली पश्चिम,मुंबई - 400092, रोड : एल. टी. रोड( ( C.T.S. Number : 640, 640/1 to 37 ; ) )	
(5) क्षेत्रफळ	54.08 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जितेंद्र हजारीमल सेठ वय:-56 पत्ता:-प्लॉट नं: 803, माळा नं: -, इमारतीचे नाव: बोरीवली गणेश दर्शन सी एच एस ली, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एल. टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAHPS3759H 2): नाव:-अरुणा जितेंद्र सेठ वय:-53 पत्ता:-प्लॉट नं: 803, माळा नं: -, इमारतीचे नाव: बोरीवली गणेश दर्शन सी एच एस ली, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: एल. टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AFMPS3086H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण कनकराज पुनमिया वय:-64; पत्ता:-प्लॉट नं: 3895, माळा नं: -, इमारतीचे नाव: भवानी पेठ , ब्लॉक नं: बार्शी, सोलापुर,महाराष्ट्र , रोड नं: सोलापुर रोड , महाराष्ट्र, SOLAPUR. पिन कोड:-413401 पॅन नं:-AAZPP6223F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	956/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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 **05<sup>th</sup> 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 **₹ 1,25,89,830.00 (Rupees One Crore Twenty-Five Lakh Eighty Nine Thousand Eight Hundred Thirty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Auth. Sign.