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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar**

Residential Flat No. 301, 3<sup>rd</sup> Floor, "**Shree Jivdani Co-Op. Hsg. Soc. Ltd.**", Phoolpada Road,  
Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar,  
PIN – 401 305, State – Maharashtra, Country – India.

**Latitude Longitude - 19°27'12.0"N 72°49'08.7"E**

### Intended Users

**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

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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

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank / Kandivali (West) Branch/ Mrs. Prajakta Ajay Shelar (009066/2306956) Page 2 of 17

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Vastu/Mumbai/06/2024/009066/2306956  
28/7-400-PRRJ  
Date: 24.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 301, 3<sup>rd</sup> Floor, "Shree Jivdani Co-Op. Hsg. Soc. Ltd.", Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305, State – Maharashtra, Country – India belongs to **Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar.**

#### Boundaries of the property

North	:	R. J. Nagar Road
South	:	Open Plot
East	:	Manku Narayan Complex
West	:	Mandar Mala CHSL

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 **₹ 28,61,100.00 (Rupees Twenty-Eight Lakh Sixty-One Thousand One 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.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

**Auth. Sign.**



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Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, "Shree Jivdani Co-Op. Hsg. Soc. Ltd.", Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305, 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 24.06.2024 for Bank Loan Purpose
2	Date of inspection	03.06.2024
3	Name of the owner/ owners	<b>Mrs. Prajakta Ajay Shelar &amp; Mr. Ajay Madhusudan Shelar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, "Shree Jivdani Co-Op. Hsg. Soc. Ltd.", Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Prajakta Ajay Shelar (Owner) Contact No. 9820393514
6	Location, street, ward no	Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305
	Survey/ Plot no. of land	Survey No. 99 & Hissa No. 3(Part) of Village Virar
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. = 370.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 495.00</b> <b>(Arae as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305
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.
	<b>IMPROVEMENTS</b>	
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	N.A.
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	<b>RENTS</b>	
	(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	₹ 6,000.00 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?	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.
	<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 upon, 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 Completion – 2000 (As per Part Occupancy Certificate)
42	What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 24.06.2024 for Residential Flat No. 301, 3<sup>rd</sup> Floor, "Shree Jivdani Co-Op. Hsg. Soc. Ltd.", Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305, State – Maharashtra, Country – India belongs to **Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar.**

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

1	Copy of Agreement for sale dated 11.02.2016 Between Mr. Rajendra Appa Parab (The Vendor) & Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar (The Purchaser).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / BP – 1441 / E / 190 dated 04.05.2000 issued by CIDCO
3	Copy of Electricity Bill Consumer No. 001521699228 dated 15.06.2024 in the name of Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar issued by MSEDCL.
4	Copy of Society Maintenance Bill No. 16 dated 01.04.2024 in the name of Mrs. Prajakta Ajay Shelar & Mr. Ajay Madhusudan Shelar issued by Shree Jivdani Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Survey No. 99 & Hissa No. 3(Part) of Village Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305. The property falls in Residential Zone. It is at a walking distance 1.1 Km. from Virar railway station.

### BUILDING:

The building under reference is having Ground + 3<sup>rd</sup> 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 building external condition is Normal. The building is used for residential purpose. 3<sup>rd</sup> Floor is having 5 Residential Flats. The building is having No Lift.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + W.C + Bath + Passage (i.e., **1 BHK + W.C + Bath**). The residential flat is finished with Ceramic flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.



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**Valuation as on 24<sup>th</sup> June 2024**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>495.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2000 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	495.00 X 2,000.00 = ₹ 9,90,000.00
Depreciation $\{(100-10) \times 24 / 60\}$	:	36.00%
Amount of depreciation	:	₹ 3,56,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,130.00 per Sq. M. i.e., ₹ 4,564.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 40,963.00 per Sq. M. i.e., ₹ 3,806.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,500.00 per Sq. Ft.
<b>Value of property as on 24.06.2024</b>	<b>:</b>	<b>495.00 Sq. Ft. X ₹ 6,500.00 = ₹ 32,17,500.00</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 28.06.2024</b>	<b>:</b>	<b>₹ 32,17,500.00 - ₹ 3,56,400.00 = ₹ 28,61,100.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 28,61,100.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 25,74,990.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 22,88,880.00</b>
<b>Insurable value of the property (495.00 X 2,000.00)</b>	<b>:</b>	<b>₹ 9,90,000.00</b>
<b>Guideline value of the property (495.00 X 3,806.00)</b>	<b>:</b>	<b>₹ 18,83,970.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3<sup>rd</sup> Floor, "Shree Jivdani Co-Op. Hsg. Soc. Ltd.", Phoolpada Road, Wawte Wadi, Village – Virar, Virar (East), Taluka – Vasai, District – Palghar, PIN – 401 305, State – Maharashtra, Country – India for this particular purpose at **₹ 28,61,100.00 (Rupees Twenty Eight Lakh Sixty One Thousand One Hundred Only)**, as on **24<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 **24<sup>th</sup> June 2024 is ₹ 28,61,100.00 (Rupees Twenty Eight Lakh Sixty One Thousand One 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

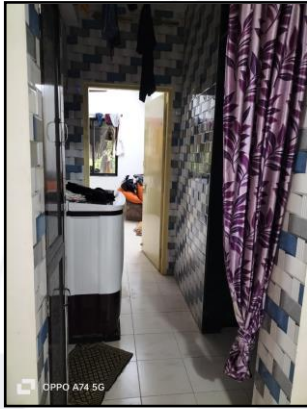
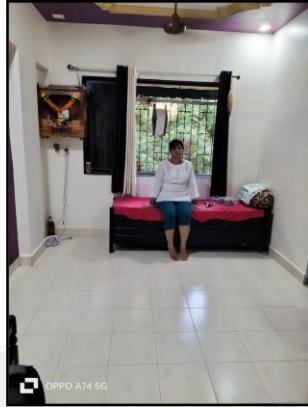
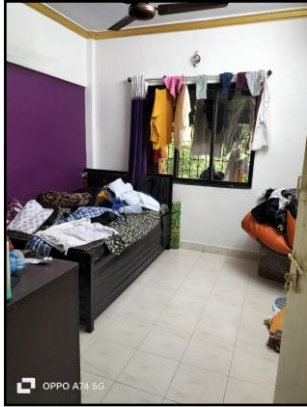
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

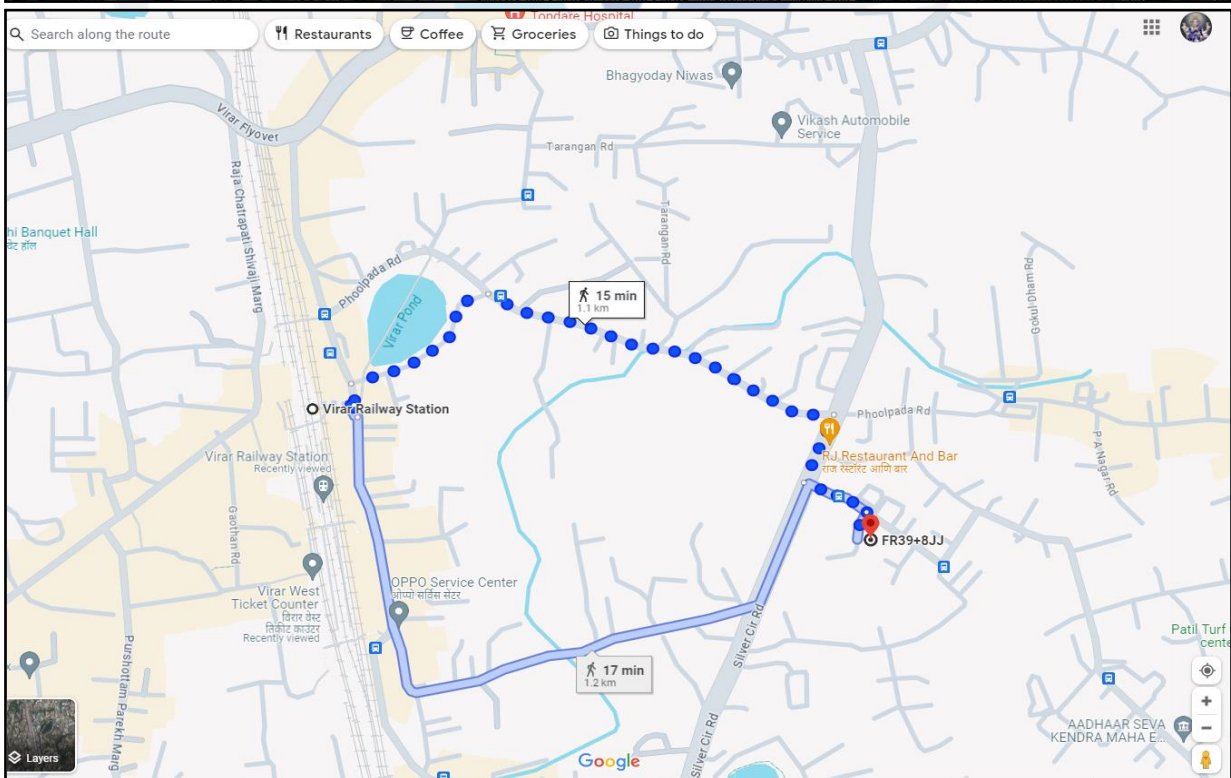
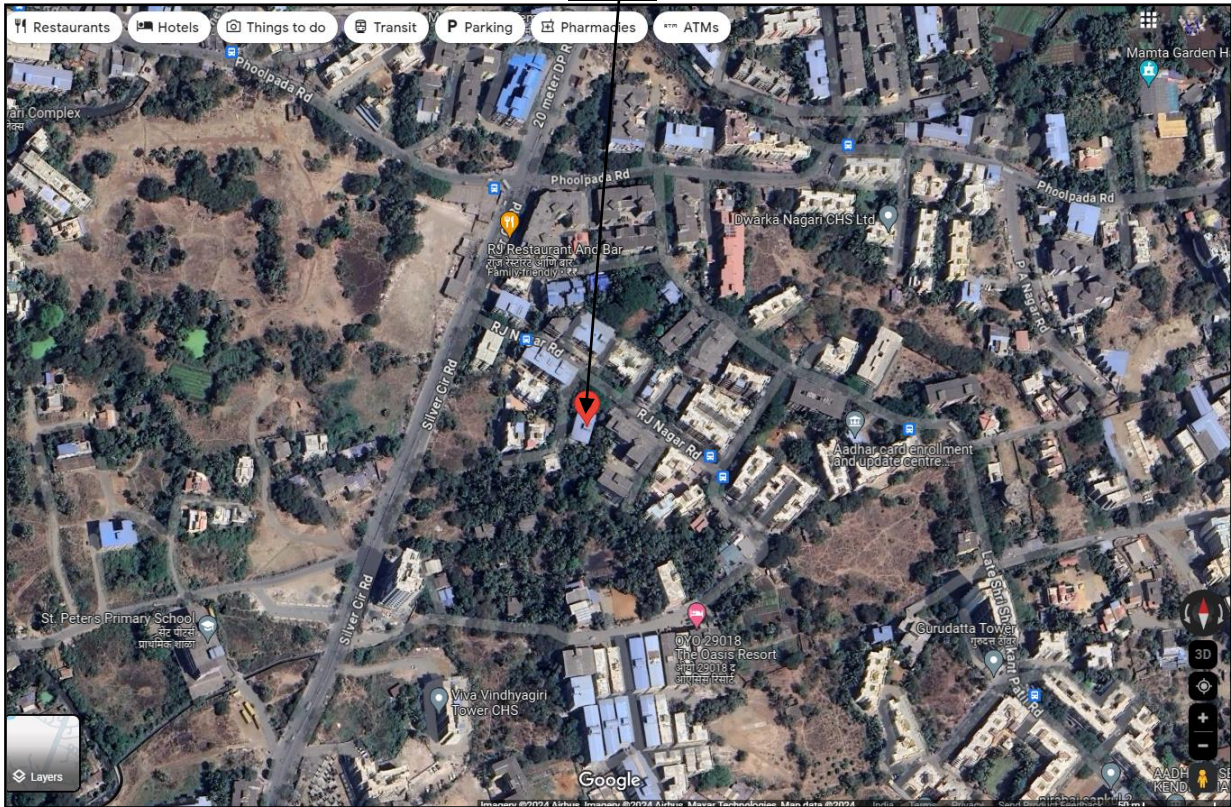
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 <sup>rd</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2000 (As per Part Occupancy Certificate)
4	Estimated future life	36 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Ceramic tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(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	Yes
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°27'12.0"N 72°49'08.7"E**

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





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## Ready Reckoner Rate


नॉदणी व मुद्रांक विभाग  
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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-विरार क्रमांक 1 मुल्यदर विभाग क	15100	57800	66200	72500	66200	ची. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,800.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	8,670.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>49,130.00</b>	<b>Sq. Mtr.</b>	<b>4,564.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	15,100.00			
The difference between land rate and building rate (A – B = C)	34,030.00			
Depreciation Percentage as per table (D) [100% - 24%] (Age of the Building – 24 Years)	76%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>40,963.00</b>	<b>Sq. Mtr.</b>	<b>3,806.00</b>	<b>Sq. Ft.</b>

### 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

99acres

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Home > Property in Beyond Mira Road > 1 RK Flats in Beyond Mira Road > 1 RK Flats in Virar > 1 RK Flats in Virar East > 10 to 15 Lakh

Posted on May 22, 2024 | Ready to

₹23 Lac

@ 6,969 per sq.ft.

Estimated EMI ₹ 18,370

1RK 1Bath

Studio Apartment for Sale  
in Anirudh CHS, Virar East, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Owner Details
Explore Locality
Recommendations
Articles

Property (0)

Society (2)

Photos (1/2)

Area

Built Up area: 330 sq.ft.

(30.66 sq.m.)

Price

₹ 23 Lac

@ 6,969 per sq.ft.

Floor Number

2<sup>nd</sup> of 4 Floors

Configuration

1 Room, 1 Bathroom, 1 Balcony

Address

Anirudh CHS  
Virar East, Mumbai

Property Age

10+ Year Old

Property	Flat		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	275.00	330.00	396.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 8,364.00	₹ 6,970.00	₹ 5,808.00

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**1 BHK Flat In Kamat Park For Sale In Kamat Park, Clust...**

Veer Sawarkar Road, Virar, Next to Virar Motor Training School

**₹ 42 Lacs**  
Negotiable

**₹ 24,072/Month**  
Estimated EMI

**635**  
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Virar east / 1bhk Flat for Sale in Virar east / Property Details

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**2**  
Balcony

**Car**  
Parking

**Mar 22, 2024**  
Posted On

**Immediately**  
Possession

**Kamat Park**  
Apartment

**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 [Check Now](#)

Nearby: [Big Bazaar](#) [McDonald's](#) [Clubone](#) [Woodland Cinemas](#) [Rustomjee Global City Virar](#)

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	635 Sq.Ft	Carpet Area	515 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	South

**Activity On This Property**

18  
Unique Views
 0  
Shortlists
 0  
Contacted

Powered By: NBEstimate

**Similar Properties**

1 BHK Flat In Assets O...

Property	Flat		
Source	<a href="#">Nobroker</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	515.00	618.00	742.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 8,155.00	₹ 6,796.00	₹ 5,663.00

## Sales Instance

543880 05-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 5438/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : कोपरी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1548195	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कोपरी,स नं 115,हि नं 37,41,42,43,44बी,विभाग 3,सदनिका क्र 101,पहिला मजला,विंग बी,श्री जिवदानी कृपा कॉम्प्लेक्स,बि नं 1,ब्रम्हा दर्शन को ऑ हौ सो लि,क्षेत्र 42.65 चौ मी बिल्टअप.( ( Survey Number : 115,हि नं 37,41,42,43,44बी ; ) )	
(5) क्षेत्रफळ	42.65 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:-संकेत अरूण परब - - वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सियाराम बाबा अवार कॅम्पाउंड,केतकीपाडा,दहिसर चेक नाका,दहिसर पू,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं.-BGAPP7236E 2): नाव:-अनिता अरूण परब - - वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सियाराम बाबा अवार कॅम्पाउंड,केतकीपाडा,दहिसर चेक नाका,दहिसर पू,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं.-AUJPP4971F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धीरज सोनी - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रू नं ई-7,साई वेदांत नगर,पाटील वाडी,चंदनसार रोड,कातकरी पाडा,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-BAAPS7689Q 2): नाव:-निधी धीरज सोनी - - वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रू नं ई-7,साई वेदांत नगर,पाटील वाडी,चंदनसार रोड,कातकरी पाडा,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-BPJPN6392H	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	01/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	5438/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	138000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23000	
(14)चौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	383.00	459.00	551.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 6,013.00	₹ 5,011.00	₹ 4,176.00

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24<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 neighbourhood 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 **₹ 28,61,100.00 (Rupees Twenty Eight Lakh Sixty One Thousand One Hundred 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.