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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Pravin Jalindar Pawar**

Name of Owner: **MHADA**

Residential Flat No. EWS2 - 1519, 15th Floor, Tower - 2, "**Runwal Gardens - EWS Tower 2**", (Primrose MHADA 2 EWS LIG - Building No. 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'58.3"N 73°04'49.2"E

Valuation Done for:

Cosmos Bank

Goregaon (East) Branch

Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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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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Valuation Report Prepared For: Cosmos Bank / Goregaon (East) Branch / Pravin Jalindar Pawar (009434/2306866) Page 2 of 18

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Vastu/Mumbai/06/2024/009434/2306866
24/5-310-NKBS
Date: 24.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. EWS2 - 1519, 15th Floor, Tower - 2, "Runwal Gardens - EWS Tower 2", (Primrose MHADA 2 EWS LIG - Building No. 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to **MHADA**. Name of **Proposed Purchaser** is **Pravin Jalindar Pawar**.

Boundaries of the property.

North	: Open Plot
South	: Open Plot
East	: Tower No. 1
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 **₹ 28,26,000.00 (Rupees Twenty-Eight Lakh Twenty-Six Thousand Only)**. After completion of construction works. As per Site Inspection 96% Construction Work is Completed.

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

Encl: Valuation report in Form – 01

Auth. Sign.




Our Pan India Presence at :

- | | | | |
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|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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|  Aurangabad |  Pune |  Indore |  Jaipur |

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**Valuation Report of Residential Flat No. EWS2 - 1519, 15th Floor, Tower - 2, "Runwal Gardens - EWS Tower 2",
(Primrose MHADA 2 EWS LIG - Building no – 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali,
Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204,
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 Banking Purpose
2	Date of inspection	21.06.2024
3	Name of the owner/ owners	Name of Proposed Purchaser: Pravin Jalindar Pawar. Name of Owner: MHADA.
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. EWS2 - 1519, 15 th Floor, Tower - 2, "Runwal Gardens - EWS Tower 2", (Primrose MHADA 2 EWS LIG - Building no – 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India. Contact Person: Mr. Prathamesh Gawane (CRM) Contact No.: 8433989679
6	Location, street, ward no	Kalyan Shilphata Road
7	Survey/ Plot no. of land	Survey No. 44(P), 45(P), 46(P), 47(P), 49(P) & Others of Village – Gharivali, Survey No. 67/1 of Village – Sagaon.
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. = 471.00 (Area as per Offer Letter) Built up Area in Sq. Ft. = 518.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Kalyan Shilphata 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?	Building Under Construction
	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 MHADA norms

		Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Building Under Construction
	(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 after Building completion.
	(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?	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	Year of Completion – Building Under Construction Commencement Certificate dated 09.05.2023
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: At the time of visit, Builder has not allowed for site inspection and Internal Photographs. The details about the work progress status has been provided by Mr. Prathamesh Gawane (CRM) Contact No.: 8433989679.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 24.06.2024 for Residential Flat No. EWS2 - 1519, 15th Floor, Tower - 2, "Runwal Gardens - EWS Tower 2", (Primrose MHADA 2 EWS LIG - Building no – 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India belongs to MHADA.

Name of Proposed Purchaser is Pravin Jalindar Pawar.

We are in receipt of the following documents:

1	Copy of Offer letter dated 26.03.2024
2	Copy of RERA Registration Certificate No. P51700053843 dated 01.12.2023 issued by Maharashtra Real Estate Regulatory Authority.
3	Copy of Commencement Certificate No. SROT / Growth Centre / 2401 / BP / ITP – Usarghar – Gharivali – 01 / Amended Layout & CC B. No. 53, 54 / Vol – 40 / 662 / 2023 dated 09.05.2023 issued by Mumbai Metropolitan Region Development Authority.

LOCATION:

The said building is located at Survey No. 44(P), 45(P), 46(P), 47(P), 49(P) & Others of Village – Gharivali, Survey No. 67/1 of Village – Sagaon, Dombivali (East), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 6.3 Km. from Dombivli railway station.



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Stage of Construction**If under construction, extent of completion**

RCC Footing/Foundation	Completed	RCC Plinth	Completed
Stilt	Completed	Full Building RCC	Completed
Internal Brick Work	Completed	External Brick Work	Completed
Internal Plastering	Completed	External Plastering	Completed
Flooring, Tiling, Kitchen	Completed	Internal Painting	Completed
External Painting	Completed	Electrification, Plumbing, Sanitary	Completed
Doors and Windows	Completed	Lift Installation	Completed
Open Area Development & Final Finishing	Work in progress	Work Completed (%)	96% work completed

BUILDING:

The building under reference is having Stilt + 23rd 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. 15th Floor is having 21 Residential Flat. 6 Lifts are provided in building.

Residential Flat:

The property is a Residential Flat located on 15th Floor. The composition of Flat is having 2 Bedrooms + Living + Kitchen + 2 Toilets. (i.e. 2 BHK). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing. All property information given by Mr. Prathamesh Gawane (CRM) Contact No.: 8433989679.

Valuation as on 24th June 2024

The Carpet Area of the Residential Flat	:	471.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building Under Construction
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Building Under Construction
Cost of Construction	:	518.00 Sq. Ft. X ₹ 3,000.00 = ₹ 15,54,000.00
Depreciation	:	N.A Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 44,220.00 per Sq. M. i.e. ₹ 4,108.00 per Sq. Ft.
Prevailing market rate		₹ 6,000.00 per Sq. Ft.
Value of property as on 24.06.2024	:	471.00 Sq. Ft. X ₹ 6,000.00 = ₹ 28,26,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

The Fair Market value of the property	:	₹ 28,26,000.00
The Realizable value of the property	:	₹ 25,43,400.00
The Distress value of the property	:	₹ 22,60,800.00
Insurable value of the property (518.00 X 3,000.00)	:	₹ 15,54,000.00
Guideline Value of the property (518.00 X 4,108.00)	:	₹ 21,27,944.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. EWS2 - 1519, 15th Floor, Tower - 2, "**Runwal Gardens - EWS Tower 2**", (Primrose MHADA 2 EWS LIG - Building no – 2), Scheme No. 355, Kalyan Shilphata Road, Village – Gharivali, Dombivali (East), Taluka – Kalyan, District – Thane, PIN Code - 421 204, State – Maharashtra, Country – India for this particular purpose at **₹ 28,26,000.00 (Rupees Twenty Eight Lakh Twenty Six Thousand Only) as on 24th 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 **24th June 2024 is ₹ 28,26,000.00 (Rupees Twenty Eight Lakh Twenty Six Thousand 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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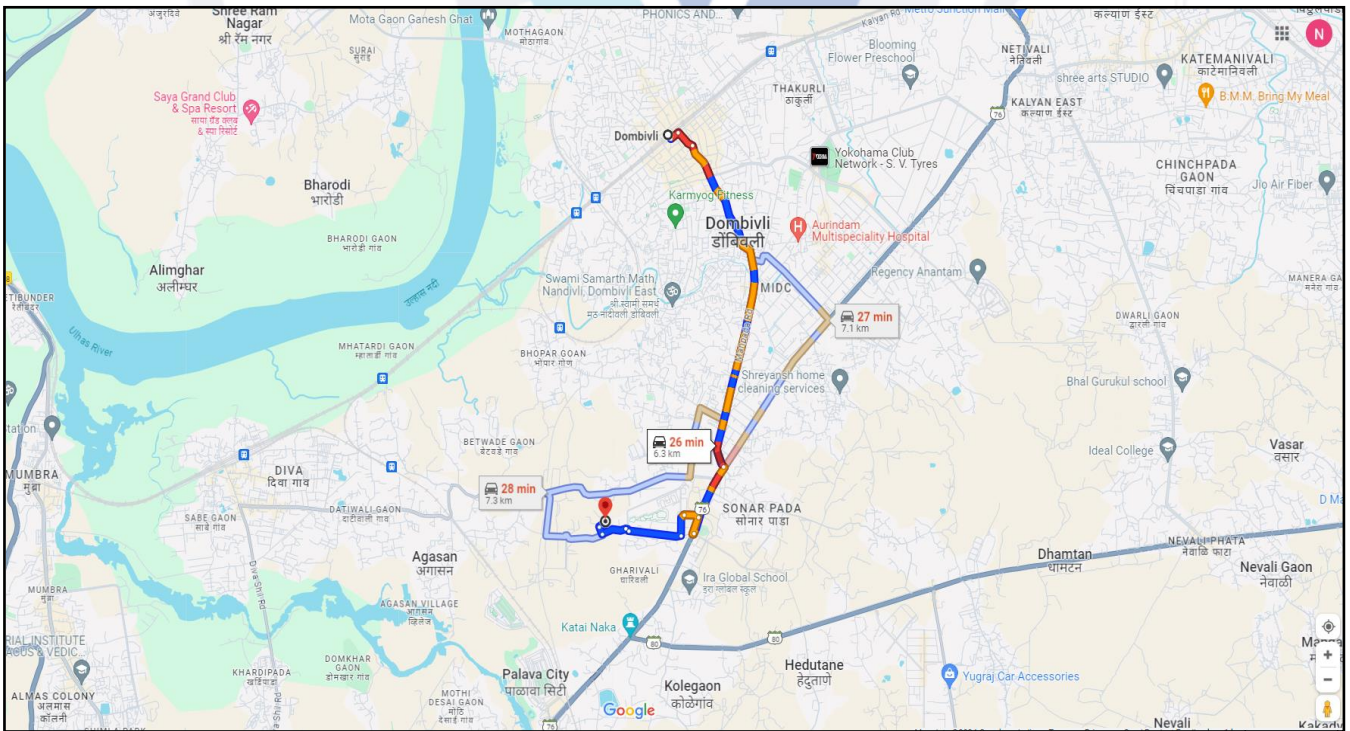
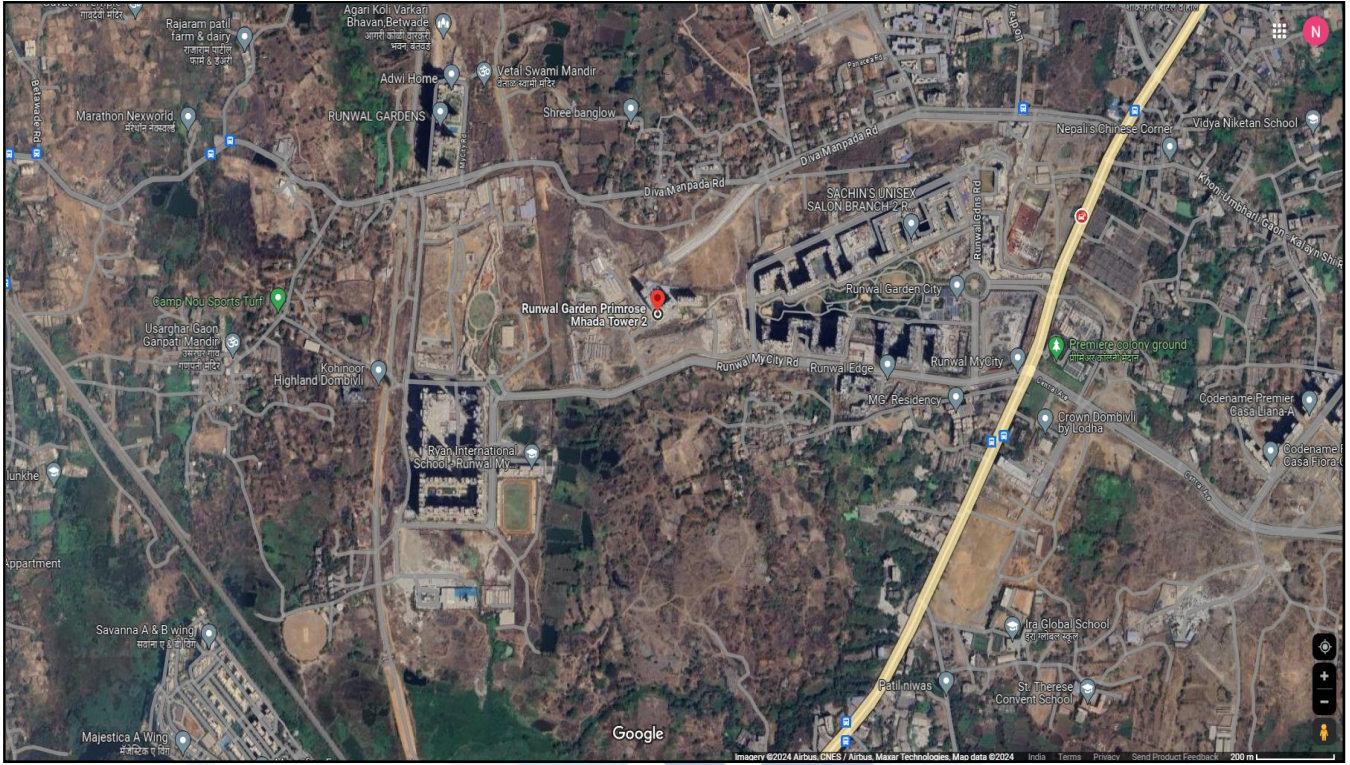
ANNEXURE TO FORM 0-1**Technical details****Main Building**

1.	No. of floors and height of each floor		Stilt + 23 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 15 th Floor
3.	Year of construction		Building under Construction
4.	Estimated future life		60 Years (after Completion) 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 door
10.	Flooring		Vitrified tiles flooring
11.	Finishing		Cement plastering with POP false ceiling
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 Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		6 Lifts
19.	Underground sump – capacity and type of construction		R.C.C tank
20.	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21.	Pumps- no. and their horse power		May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving		Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°10'58.3"N 73°04'49.2"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 6.3 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : GHARIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Land Properties of Village Gharivali (Residential Properties)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
48	48/152	8250	40200	46200	51800	46200
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 26, 27, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 46, 48, 49, 50, 52, 53, 55, 57, 60, 61						
⇐ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	40,200.00			
Increase by 10% on Flat Located on 15 th Floor	4,020.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	44,220.00	Sq. Mtr.	4,108.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land	-			
The difference between land rate and building rate	-			
Depreciation Percentage as per table	-			
Rate to be adopted after considering depreciation	-	-	-	-

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

The screenshot shows a property listing on Housing.com. The main heading is "Runwal Gardens Phase 2 Bldg No 13 17". The price is listed as ₹20.7 L - 76.5 L. The average price is ₹7.96 K - 8.82 K/sq.ft. The carpet area is 260 sq.ft. The listing includes a large image of the project, a video thumbnail, and navigation tabs like Overview/Home, Around This Project, etc.

Property		Runwal Gradens Phase 2, Village – Sagaon	
Source		Housing.com	
Floor			
	Carpet Area	Built up Area	Saleable Area
Area	260.00	286.00	
Percentage		10%	
Rate Per Sq. Ft.	7,962.00	7,238.00	

Price Indicators

The screenshot shows a real estate listing on Proptiger.com. The main heading is "613 sq ft 2 BHK 2T Apartment in Runwal Group Gardens Phase 2 Bldg No 13 17". The location is "Dombivli, Mumbai". The price is listed as "₹ 59.00 L". There is a "GET CALL BACK" button and a note about an assured callback in 5 minutes. The page also includes a disclaimer at the bottom stating that Proptiger.com only acts as a medium for advertisement and information content.

Property	Runwal Gradens Phase 2, Village – Sagaon		
Source	Proptiger.com		
Floor			
	Carpet Area	Built up Area	Saleable Area
Area	613.00	674.00	
Percentage		10%	
Rate Per Sq. Ft.	9,625.00	8,750.00	

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, nitesh ▾
Post Property FREE

₹51.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#)

2 BHK 600 Sq-ft Flat For Sale **Dombivli East, Beyond Thane**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 600 sqft ₹ 8,497/sqft	Developer Runwal Group	Project Runwal Gardens
Floor 20 (Out of 32 Floors)	Transaction Type New Property	Facing East
Lifts 5	Furnished Status Unfurnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 2 days ago

Contact Agent

✔ Certified Agent

Mahendra Jenge -91-99XXXXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup ₹ 51 Lac

Booking Amount ₹ 5.0 Lac

Address Dombivli East, Thane, Dombivli East, Beyond Thane, Maharashtra

Landmarks kalyan shilphata road

Property	Runwal Gradens Dombivali (East)		
Source	Magickbricks.com		
Floor			
	Carpet Area	Built up Area	Saleable Area
Area	600.00	660.00	
Percentage		10%	
Rate Per Sq. Ft.	8,500.00	7,727.00	

Sale Instance

16877507 06-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 16877/2023 नोंदणी : Regn:63m
गावाचे नाव : घारीवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3074000	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे - घारीवली सव्हें नं. 4 /1 ते 6,9 ते 11,सव्हें नं 5 / 1ते 6 सव्हें नं 6 /1,2,3 सव्हें नं. 7/1,2,2ब,2 सी 3,3ब सव्हें नं 8/1ते9 9/1ते8,सव्हें नं 10,सव्हें 11,सव्हें नं. 12/1 ते 14 सव्हें नं.13 सव्हें नं.14/1,14/2,14/2बी,14/3 14/4,14/5,सव्हें 15,सव्हें नं 17/1 ते 11 सव्हें नं. 18 18,19,22,23/1,ते3,23/10 37/137/2बी,37/2सी,37/2डी,37/3,4 37/21,38/1,38/2,39/1,2,3,40,41/1,41/1बी,41/2,3,4,44/1,44/4,5,44/5बी,44/6,44/6बी,44/7ते19,49,50/1,2,3 मौजे- उसरघर स. नं. 44/1 ते 12 45/1 ते 5,45/5बी 45/6,46/1,2,46/2बी 46/3,47,49,50,51(पैकी)52/1,2,53/1,अ 53/1बी,53/2,53/2बी,53/3,53/3बी,94(पैकी),वरील रुग्णवाल गार्डन फेज 1 प्रोजेक्ट,सदनिका क्र. 1104,अकरावा मजला,बिल्डिंग नं. 5,क्षेत्र-40.68 चौ.मी. कारपेट.(दिनांक 31 मार्च 2021 च्या शासन निर्णयानुसार महिला खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे)((Survey Number : 4/1 ;)	
(5) क्षेत्रफळ	437.89 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:-रागिनी नीरज मिश्रा वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 910, लेन नं. 8, दुर्गामाता सोसा. भैरव शाळे समोर, व्ही आर एन मार्ग, घाटकोपर पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-BZRPM8392Q 2): नाव:-नीरज गिरधर मिश्रा वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 910, लेन नं. 8, दुर्गामाता सोसा. भैरव शाळे समोर, व्ही आर एन मार्ग, घाटकोपर पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AKVPM9536A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण भुवली प्रसाद वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 8, भगवान स्मृती बिल्डिंग, मानपाडा रोड, शिवसेना ऑफिस जवळ, सागाव , डोंबिवली पूर्व , ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-DFIPP7829J	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/12/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	16877/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216000	
(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.	

Property	Runwal Gradens -Phase- I Dombivali (East)		
Source	Index-II		
Floor			
	Carpet Area	Built up Area	Saleable Area
Area	438.00	482.00	
Percentage		10%	
Rate Per Sq. Ft.	8,219.00	7,472.00	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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 **₹ 28,26,000.00 (Rupees Twenty Eight Lakh Twenty Six Thousand Only). After completion of construction works.** As per Site Inspection 96% Construction Work is Completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.