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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. Viond Bhuralalji Bohra & Mrs. Manju Vinod Bohra (Jain)**

Residential Flat No. 504, 5<sup>th</sup> Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'32.8"N 72°57'35.0"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai, Maharashtra – 400 001, 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

+91 2247495919

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 504, 5<sup>th</sup> Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India belongs to **Mr. Viond Bhuralaji Bohra & Mrs. Manju Vinod Bohra (Jain)**.

### Boundaries of the property.

North : Internal Road  
South : Golibar Road  
East : Shree Saket  
West : A Sing

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 at **₹ 53,80,025.00 (Rupees Fifty-Three Lakh Eighty Thousand Twenty-Five 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

Encl. Valuation Report

Auth. Sign.



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**Residential Flat No. 504, 5<sup>th</sup> Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, 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 02.07.2024 for Bank Loan Purpose
2	Date of inspection	01.07.2024
3	Name of the owner/ owners	<b>Mr. Viond Bhuralalji Bohra &amp; Mrs. Manju Vinod Bohra (Jain)</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 share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 504, 5 <sup>th</sup> Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Nandkishor (Banker) Contact No. 9769097888
6	Location, street, ward no	Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615.
	Survey/ Plot no. of land	Old Survey No. 136, Hissa No. 3, New Survey No. 17, Hissa No. 3 of Village – Owale
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. = 785.00 (Area as per actual site measurement for Amalgamated Flat No. 503 & 504)

		Caret Area in Sq. Ft. = 414.00 (Area of Flat No. 504 as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 497.00</b> <b>(Carpet as per Agreement + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615.
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.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	N.A.
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	<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	₹ 11,500.00 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	N. A.

	of rent?	
	<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 – 2006 (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 supported by documentary proof.	N. A.
	<b>Remark: As per site inspection, Flat No. 503 &amp; 504 internally amalgamated to form a single flat having single entrance door. The said valuation is of Flat No. 504 only. For the purpose of valuation, we have considered the area as per agreement for sale of Flat No. 504.</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 02.07.2024 for Residential Flat No. 504, 5<sup>th</sup> Floor, B Wing, “**Shree Prastha Co-op. Hsg. Soc. Ltd.**”, Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India belongs to **Mr. Viond Bhuralalji Bohra & Mrs. Manju Vinod Bohra (Jain)**.

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

1	Copy of Agreement for Sale dated 19.01.2019 between Mr. Bhavesh Ulhas Gharat & Mr. Yogesh Ulhas Gharat (The Vendor's) And Mr. Viond Bhuralalji Bohra & Mrs. Manju Vinod Bohra (Jain)(The Purchaser's).
2	Copy of Occupancy Certificate dated 25.05.2006 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate No. V. P. No. 2003 / 117 / TMC / TDD / 751 dated 31.05.2004 issued by Thane Municipal Corporation.



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**LOCATION:**

The said building is located at Old Survey No. 136, Hissa No. 3, New Survey No. 17, Hissa No. 3 of Village – Owale, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 12.5 Km. from Thane railway station.

**BUILDING:**

The building under reference is having Stilt + 7 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 is used for residential purpose. 5<sup>th</sup> Floor is having 2 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The residential Flat under reference is situated on the 5<sup>th</sup> Floor. As per site inspection, Flat Nos. 503 & 504 are internally amalgamated to form a single flat having single entrance door. The said valuation is for Flat No. 504. The composition of amalgamated flat consists of 3 Bedroom + Living Room + Kitchen + 3 Toilets + Flowerbed Area + Cupboard Area (i.e., **3BHK Flat + 3 Toilets**). The residential Flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, cement plastering with POP false ceiling etc.

**Valuation as on 2<sup>nd</sup> July 2024**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>497.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	497.00 X 2,500.00 = ₹ 12,42,500.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 3,35,475.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 98,910.00 per Sq. M. i.e., ₹ 9,189.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 84,958.00 per Sq. M. i.e., ₹ 7,893.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,500.00 per Sq. Ft.
<b>Value of property as on 02.07.2024</b>	<b>:</b>	<b>497.00 Sq. Ft. X ₹ 11,500.00 = ₹ 57,15,500.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 02.07.2024	:	₹ 57,15,500.00 - ₹ 3,35,475.00 = ₹ 53,80,025.00
Total Value of the property	:	₹ 53,80,025.00
The realizable value of the property	:	₹ 48,42,023.00
Distress value of the property	:	₹ 43,04,020.00
Insurable value of the property (497.00 X 2,500.00)	:	₹ 12,42,500.00
Guideline value of the property (497.00 X 7,893.00)	:	₹ 39,22,821.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5<sup>th</sup> Floor, B Wing, "Shree Prastha Co-op. Hsg. Soc. Ltd.", Near Shri Ram Hospital, Owale, Ghodbunder Road, Thane (West), Thane – 400615, State – Maharashtra, Country – India for this particular purpose at ₹ 53,80,025.00 (Rupees Fifty-Three Lakh Eighty Thousand Twenty-Five Only) as on 2<sup>nd</sup> July 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 2<sup>nd</sup> July 2024 is ₹ 53,80,025.00 (Rupees Fifty-Three Lakh Eighty Thousand Twenty-Five 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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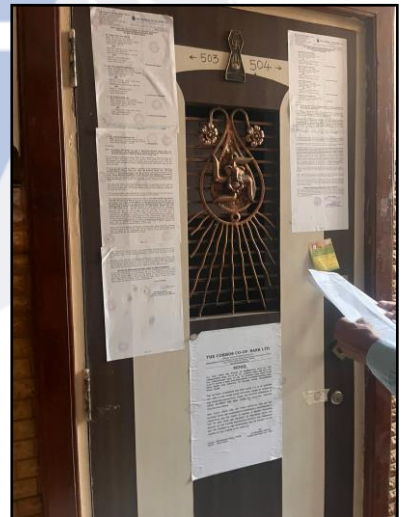




**ANNEXURE TO FORM 0-1**

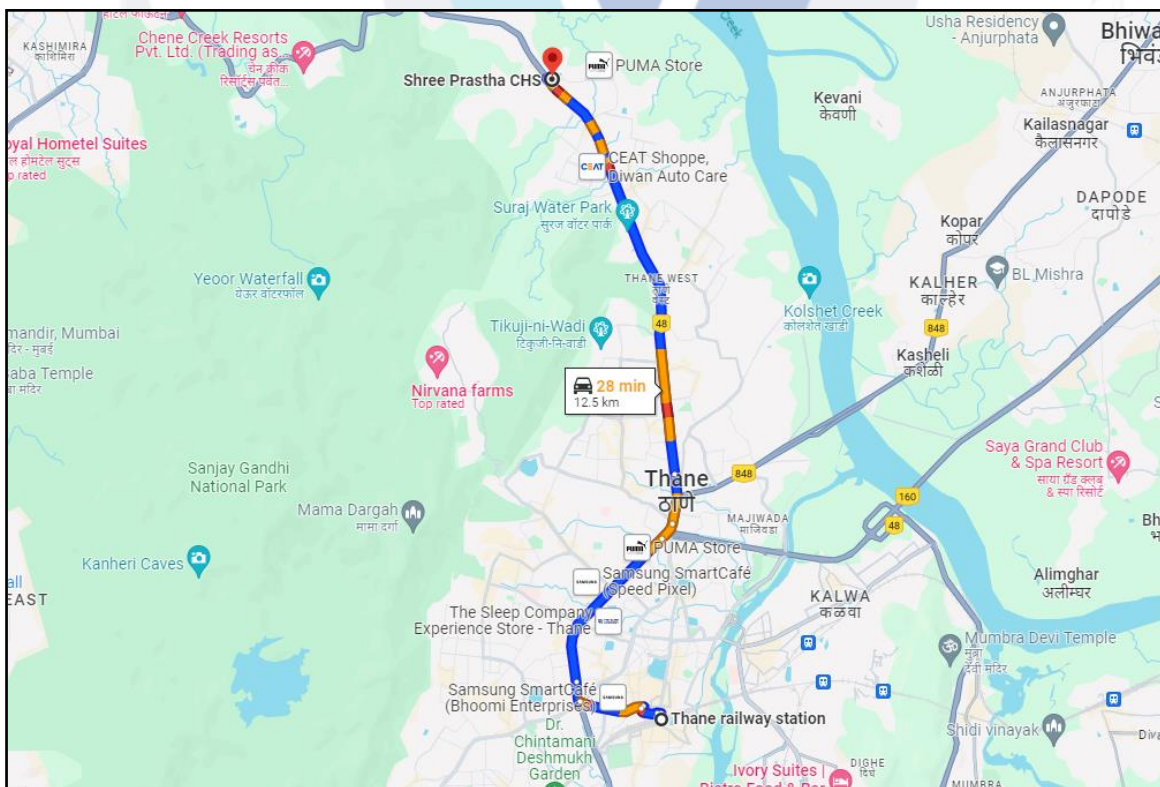
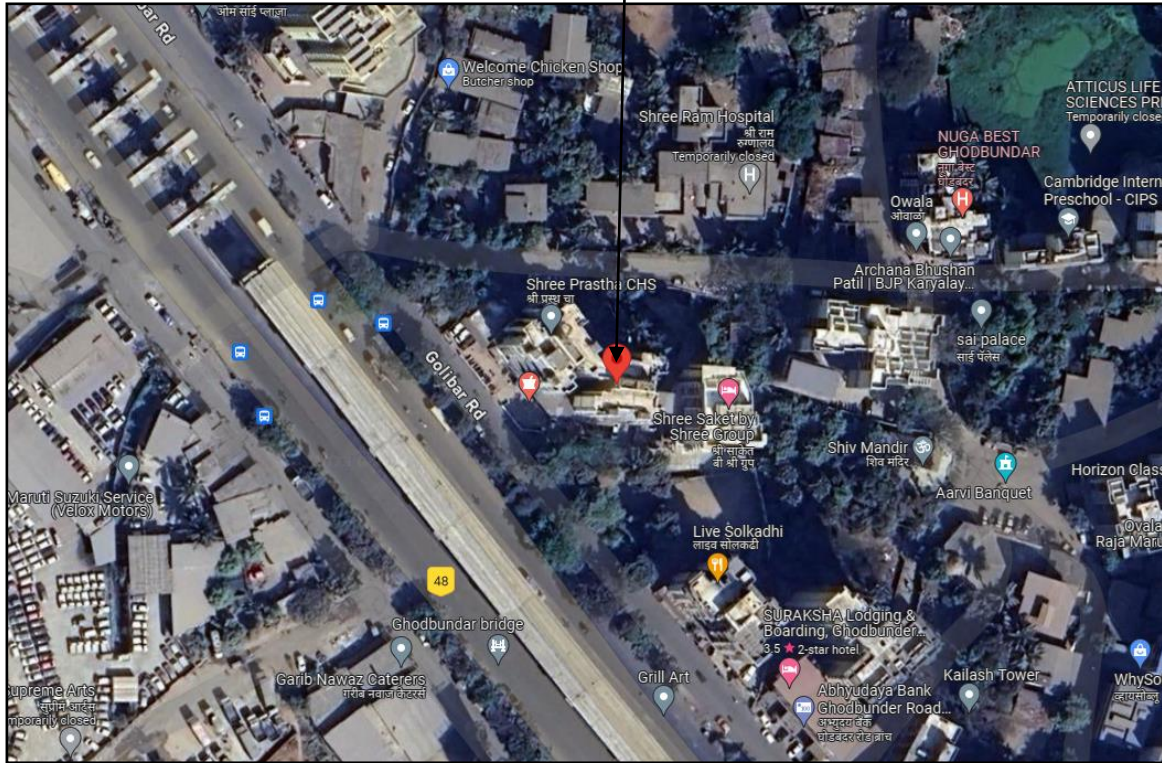
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 <sup>th</sup> Floor
3	Year of construction	2006 (As per occupancy certificate)
4	Estimated future life	42 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	Vitrified tiles flooring
11	Finishing	Cement plastering
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	
	(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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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°16'32.8"N 72°57'35.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Thane – 12.5 Km.)**



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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 Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:  Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
20/76-1अ/3) घोडबंदर रोडच्या लगतचे सर्वे कमांक मीचे ओवळे	21400	94200	93200	117700	93200	ची. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,200.00			
Increase by 10% on Flat Located on 15 <sup>th</sup> & 16 <sup>th</sup> Floor	4,710.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)(A)</b>	<b>98,910.00</b>	<b>Sq. Mtr.</b>	<b>9,189.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,400.00			
The difference between land rate and building rate (A – B = C)	77,510.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>84,958.00</b>	<b>Sq. Mtr.</b>	<b>7,893.00</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

**magicbricks**
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home » Property in Thane » Owale » Apartment in Owale » 1 BHK » 363 Sq-ft

**₹ 45.0 Lac** EMI - ₹ 20k | [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in Shree Saket, **Owale, Thane**

1 Bed | 1 Bath | 2 Balconies | Unfurnished

<b>Carpet Area</b> 323 sqft ₹13,932/sqft	<b>Developer</b> <b>Shree Developers</b>	<b>Project</b> <b>Shree Saket</b>
<b>Floor</b> 4 (Out of 7 Floors)	<b>Transaction Type</b> Resale	<b>Status</b> Ready to Move
<b>Facing</b> North - East	<b>Lift</b> 1	<b>Furnished Status</b> Unfurnished

Contact Owner
Get Phone No.
Last contact made 115 days ago

### More Details

Price Breakup	₹ 45 Lac
Booking Amount	₹ 1.0 Lac
Address	Flat No 402 Shree Saket Ghodbander Road Owala Thane West Thane Maharashtra 400615, Owale, Thane, Maharashtra
Landmarks	shree Ram Hospital
Furnishing	Unfurnished
Type of Ownership	Co-operative Society
Overlooking	Main Road

View all details ▾

**Description:** upcoming metro station near by building

Property	Flat		
Source	<a href="#">magicbricks</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	323.00	388.00	465.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 13,932.00	₹ 11,610.00	₹ 9,675.00





## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Thane » Owale » Apartment in Owale » 1 BHK » 750 Sq-ft.

**₹ 72.0 Lac** EMI - ₹ 32k | [How much loan can I get?](#)

1 BHK 750 Sq-ft Flat For Sale [Owale, Thane](#)

-20 Photos

1 Bed
2 Baths
3 Balconies
1 Covered Parking

Carpet Area 520 sqft ₹13,846/sqft	Developer <a href="#">Shree Developers</a>	Project <a href="#">Shree Saket</a>
Floor 2(Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 116 days ago

### More Details

Price Breakup	₹ 72 Lac   ₹ 2
Booking Amount	₹ 1.0 Lac
Address	Owale naka ghodbunder road thane west 400615., Owale, Thane, Maharashtra
Landmarks	Shree ram hospital.
Furnishing	Unfurnished
Flooring	Vitrified
Type of Ownership	Freehold

View all details ▾

Description: Unfurnished property will be ready to move in

Contact Agent

Property	Flat		
Source	<a href="#">magicbricks</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	520.00	624.00	749.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 13,846.00	₹ 11,538.00	₹ 9,615.00

## Sale Instance

14779335 08-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 14779/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : ओवळे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4349214	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: बी/404, माळा नं: 4 था मजला,बी विंग, इमारतीचे नाव: श्रीप्रस्थ को. ऑप.हो.सो.लि., ब्लॉक नं: ओवळा, रोड : घोडबंदर रोड,ठाणे प., इतर माहिती: मौजे-ओवळे,ठाणे येथील सदनिकेचे क्षेत्रफळ 414 चौ.फुट कारपेट एरिया.( ( Survey Number : Survey No. 17, Hissa No. 3 ; ) )	
(5) क्षेत्रफळ	414 चौ.फुट	
(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:-नितीन रघुनाथ कदम - - वय:-43 पत्ता:-प्लॉट नं: सदनिका क्रं. 404, माळा नं: 4 था मजला, बी विंग, इमारतीचे नाव: श्री प्रस्थ को. ऑप.हो.सो.लि., ब्लॉक नं: ओवळा नाका, रोड नं: घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AMJPK2635G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश मधुकर महाडीक - - वय:-39; पत्ता:-प्लॉट नं: सदनिका क्रं. 1/7, माळा नं: -, इमारतीचे नाव: जमला बेगम चाळ, ब्लॉक नं: मेघवाडी, रोड नं: जोगेश्वरी पु. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AOFPM6179K	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/09/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	07/09/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	14779/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(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	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	414.00	496.00	596.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹ 10,876.00	₹ 9,058.00	₹ 7,548.00

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

This exercise is to assess **Fair Market Value** of the property under reference as on **2<sup>nd</sup> July 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, 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 at **₹ 53,80,025.00 (Rupees Fifty-Three Lakh Eighty Thousand Twenty-Five 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

Auth. Sign.