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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manish V. Sanghrajka & Mr. Prakash Kumar Sanghrajka**

Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, "Ashwin Nagar C Co-op. Hsg. Soc. Ltd.", Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India

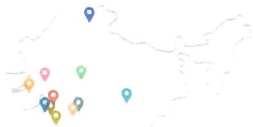
Latitude Longitude - 19°22'46.7"N 72°49'26.5"E

### Intended User:

**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.



### Our Pan India Presence at :

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

B1-001, 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 / Kandivali (West) Branch/ Mr. Manish V. Sanghrajka (9665/2307058)

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Vastu/Mumbai/07/2024/9665/2307058

03/11-62-PASH

Date: 03.07.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, "Ashwin Nagar C Co-op. Hsg. Soc. Ltd.", Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India belongs to **Mr. Manish V. Sanghrajka & Mr. Prakash Kumar Sanghrajka.**

#### Boundaries of the property.

North	:	Building No. 7
South	:	Wing - A
East	:	Wing – B & Internal Road
West	:	Wing - F

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 **₹ 29,89,800.00 (Rupees Twenty Nine Lakh Eighty Nine Thousand Eight 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.**

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.03 15:56:16 +05'30'

**Auth. Sign.**



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

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Valuation Report of Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, "**Ashwin Nagar C Co-op. Hsg. Soc. Ltd.**", Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, 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 03.07.2024 for Banking Purpose
2	Date of inspection	02.07.2024
3	Name of the owner/ owners	<b>Mr. Manish V. Sanghrajka &amp; Mr. Prakash Kumar Sanghrajka</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	<u>Address:</u> Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, " <b>Ashwin Nagar C Co-op. Hsg. Soc. Ltd.</b> ", Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India  <u>Contact Person:</u> Mr. Manish V. Sanghrajka (Owner) Contact No.: 9970561175
6	Location, street, ward no	60 Feet Road, Cross lane No. 3, Vasai (West)
7	Survey/ Plot no. of land	Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35 of Village – Diwanman, Taluka – Vasai, District - Palghar
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 and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 392.00 Balcony Area in Sq. Ft. = 65.00 Total Carpet Area in Sq. Ft. = 457.00 (Area as per actual site measurement)  <b>Built up Area in Sq. Ft. = 495.00</b>

		<b>(Area as per Release Deed)</b> Super Built up Area in Sq. Ft. = 550.00 (Area as per Release Deed)
13	Roads, Streets or lanes on which the land is abutting	60 Feet Road, Cross lane No. 3
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC 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/- 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	N. A.

	up on, the basis of arriving at the land rate	
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1994 (As per Property Card)
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>Remark:</b>	

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

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 03.07.2024 for Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, “Ashwin Nagar C Co-op. Hsg. Soc. Ltd.”, Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India belongs to **Mr. Manish V. Sanghrajka & Mr. Prakash Kumar Sanghrajka**.

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

1.	Copy of Release Deed dated 15.04.2024 b/w. Mrs. Tejal Bhavesh Shah, Mrs. Sonal Atul Desai & Mrs. Mamata Nitin Shah (Releasers) and Mr. Manish V. Sanghrajka & Mr. Prakash Kumar Sanghrajka (Releasee)
2.	Copy of Property card dated 09.01.2024 issued by Vasai Virar City Municipal Corporation
3.	Copy of Society Maintenance Bill No.00224 / 2022 – 23 dated 04.02.2023 in the name of Mr. Vinodrai Jagjivandas Sangharatka & Mrs. Dinbala Vinodrai Sangharatka
4.	Copy of Index – II Document No. 3606 / 2004 dated 21.06.2004 b/w Mr. Prasanna Gopala Pillai (The Builder) and Vinodrai Jagjivandas Sangharajka & Mrs. Dinbala Vinodrai Sangharajka (Purchaser)

**LOCATION:**

The said building is located at Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 1.3 Km. from Vasai railway station.

**BUILDING:**

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Normal. The building is used for residential purpose. 1st Floor is having 3 Residential Flat. Lift was not provided in building.



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**Residential Flat:**

The property is a Residential Flat located on 1<sup>st</sup> Floor. The composition of Residential Flat is having 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. + Balcony Area (i.e. **1BHK flat**). The residential Flat is finished with Partly Marble flooring & Partly Mosaic Tiles Flooring & Partly Ceramic Tiles Flooring, Teak wood door frame with Solid flush door & Aluminum sliding windows & Partly Concealed & Partly Casing Capping electrification & Concealed plumbing.

**Valuation as on 03<sup>rd</sup> July 2024**

<b>The Built up Area of the Residential Flat</b>	: <b>495.00 Sq. Ft.</b>
--	-------------------------

**Deduct Depreciation:**

Year of Construction of the building	: 1994 (As per Property Card)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 30 Years
Cost of Construction	: 495.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,86,000.00
Depreciation $\{(100-10) \times 30\}/60$	: 45.00%
Amount of depreciation	: ₹ 6,23,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 62,795.00 per Sq. M. i.e. ₹ 5,834.00 per Sq. Ft.
Guideline rate (after depreciation)	: ₹ 49,354.00 per Sq. M. i.e. ₹ 4,585.00 per Sq. Ft.
Prevailing market rate	: ₹ 7,300.00 per Sq. Ft.
<b>Value of property as on 03.07.2024</b>	: <b>495.00 Sq. Ft. X ₹ 7,300.00 = ₹ 36,13,500.00</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 03.07.2024</b>	: ₹ 36,13,500.00 - ₹ 6,23,700.00 = ₹ 29,89,800.00
<b>Value of the property</b>	: ₹ 29,89,800.00
<b>The realizable value of the property</b>	: ₹ 26,90,820.00
<b>Distress value of the property</b>	: ₹ 23,91,840.00
<b>Insurable value of the property</b>	: ₹ 13,86,000.00
<b>Guideline Value of the property</b>	: ₹ 22,69,575.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 127, 1st Floor, Wing – C, Building No.6, "Ashwin Nagar C Co-op. Hsg. Soc. Ltd.", Survey No. 1, 2 & 3, Hissa No. 3, 4 (P), Plot No. 35, Village – Diwanman, Vasai (West), Taluka – Vasai, District - Palghar, PIN Code – 401 202, State – Maharashtra, Country – India for this particular purpose at ₹ 29,89,800.00 (Rupees Twenty Nine Lakh Eighty Nine Thousand Eight Hundred Only) as on 03<sup>rd</sup> July 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 03<sup>rd</sup> July 2024 is ₹ 29,89,800.00 (Rupees Twenty Nine Lakh Eighty Nine Thousand Eight 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:



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

1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3.	Year of construction	1994 (As per Property Card)
4.	Estimated future life	30 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 Solid flush door & Aluminium sliding windows
10.	Flooring	Partly Marble flooring & Partly Mosaic Tiles Flooring & Partly Ceramic Tiles Flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Partly Concealed & Partly Casing Capping 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	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	Open Car Parking, Cemented road in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs

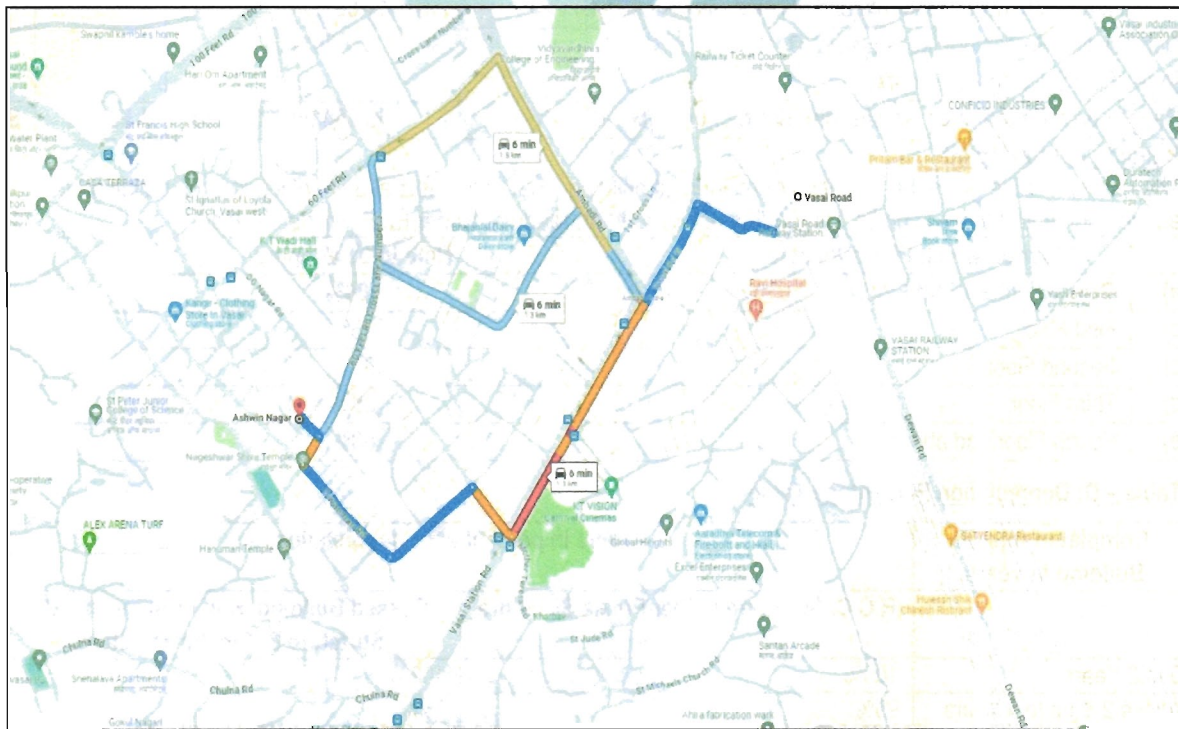


## Actual site photographs



## Route Map of the property

Site,u/r



**Latitude Longitude - 19°22'46.7"N 72°49'26.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Vasai – 1.3 Km.)**



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## Ready Reckoner Rate

DIVISION / VILLAGE : DIWANMAN Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
9	2	17990	66100	75900	81000	75900
Survey No. 1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 24, 25, 26, 30, 31, 32, 35, 36, 37, 38, 41, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 153, 154, 192						

Stamp Duty Ready Reckoner Market Value Rate for Flat	66,100.00			
20% Decrease, Flat Located on 4 <sup>th</sup> Floor	3,305.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>62,795.00</b>	<b>Sq. Mtr.</b>	<b>5,834.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,990.00			
The difference between land rate and building rate (A – B = C)	44,805.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	70%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>49,354.00</b>	<b>Sq. Mtr.</b>	<b>4,585.00</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

**NOBROKER**

1 RK Flat in Swiss View Chs Ltd For Sale in Vasai West  
₹ 26 Lacs  
₹ 14,301/Month  
410 Sq.Ft.

1 Bedroom  
1 Bathroom  
NA  
Bike

Mar 9, 2024  
Immediately  
Swiss View Chs Ltd  
Full

**Overview**

Age of Building	103 Years	Domestic Type	Self Owned
Maintenance Charges	₹ 27 Per Sq Ft/lt	Flooring	Marble/Granite
Build-up Area	422 Sq.Ft	Carpets Area	305 Sq.Ft
Furnishing Status	Unfurnished	Facing	Over View
...	...	Facing	Bike
Bank Security	Yes		

**Activity On This Property**

32 views

**NoBroker Support**

Live Support! Customer Support

Hi, I can help you find a preferred house within your buying budget!

Hi, I can help you with selection of the right property within your budget!

**NOBROKER**

2 BHK Flat in Kamaal Mandir Chs Ltd For Sale in Vasai  
₹ 46 Lacs  
₹ 26,364/Month  
650 Sq.Ft.

2 Bedroom  
1 Bathroom  
NA  
Bike

Mar 9, 2024  
Immediately  
Kamaal Mandir Chs Ltd  
Full

**Overview**

Age of Building	33 Years	Domestic Type	Self Owned
Maintenance Charges	₹ 40 Per Sq Ft/lt	Flooring	Marble/Granite
Build-up Area	800 Sq.Ft	Carpet Area	590 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Over View
Water	24x7	Viewing	24x7
Bank Security	Yes		

**Activity On This Property**

0 views

**NoBroker Support**

Live Support! Customer Support

Hi, I can help you find a preferred house within your buying budget!

Hi, I can help you with selection of the right property within your budget!

# Price Indicators

**NOBROKER**

1 BHK Flat in Ashwin Nagar Apartment For Sale in Valsad West  
₹ 38 Lacs  
₹ 21,779/Month  
550 Sq. Ft.

**Overview**

Age of Building	150 Years	Construction Type	Self/Owner
Ownership Charges	₹ 3.0 Per Sq. Ft./M	Flooring	Marble Tiles
Built-up Area	550 Sq. Ft.	Furnishing Status	semi
Flooring	Marble	Floor	0.5
Powering	Yes	Water Security	Yes

**Activity On This Property**

**Similar Properties**

1 BHK Flat in Ashwin Nagar Apartment For Sale in Valsad West



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## Sale Instances

122079 03-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. वसई 1 दस्ता क्रमांक : 1220/2024 नोदणी : Regn.63m
<b>गावाचे नाव : दिवाणमान</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2766000	
(4) भू-मापन,पोटहिस्सा व परकःमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे दिवाणमान,तालुका वसई,जिल्हा पालघर येथील सर्वे नं. 1,2,3,हिस्सा नं. 3,4(पी),प्लॉट नं. 35,या जमीन मिळकतीवर बांधण्यात आलेले अश्विन नगर बी बिल्डींग को.हो.सो.लि.,या बिल्डींग मधील सदनिका नं. जी 18,तळ मजला,बी विंग,ज्याचे एकूण क्षेत्र 527 चौ. फुट(बिल्ट अप)म्हणजेच 48.97 चौ.मी.(बिल्ट अप),बिल्डींग नं. बी 4,हि मिळकत(( Survey Number : सर्वे नं. 1, 2, 3, हिस्सा नं. 3, 4 (पी), प्लॉट नं. 35 ; ) )	
(5) क्षेत्रफळ	48.97 चौ.मीटर	
(6)आकारणी किंवा जुडी ट्रेण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या विलेखन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संतोष राधेश्याम गुप्ता -- वय:-42 पत्ता:-प्लॉट नं. -, माळा नं: तळ मजला, बी विंग, इमारतीचे नाव: अश्विन नगर बी बिल्डींग को.हो.सो.लि., ब्लॉक नं: सदनिका नं. जी 18, रोड नं: दिवाणमान, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- ANSPG5846M 2): नाव:-मनोज राधेश्याम गुप्ता -- वय:-40 पत्ता:-प्लॉट नं. -, माळा नं: तळ मजला, बी विंग, इमारतीचे नाव: अश्विन नगर बी बिल्डींग को.हो.सो.लि., ब्लॉक नं: सदनिका नं. जी 18, रोड नं: दिवाणमान, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- AQEPG8773E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य जायसवाल -- वय:-22; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साई निवास चौक, ब्लॉक नं: रूम नं. 5, रोड नं: ब्राह्मण आळी, बरामपुर, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-CTWPJ6183M 2): नाव:-अपूरव कृष्णकुमार जायसवाल -- वय:-20; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साई निवास चौक, ब्लॉक नं: रूम नं. 5, रोड नं: ब्राह्मण आळी, बरामपुर, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-CTPPJ0450H 3): नाव:-कृष्ण कुमार जायसवाल -- वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साई निवास चौक, ब्लॉक नं: रूम नं. 5, रोड नं: ब्राह्मण आळी, बरामपुर, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-APJPI5128E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2024	
(10)दस्ता नोदणी केल्याचा दिनांक	31/01/2024	
(11)अनुक्रमिक सं. व पृष्ठ	1220/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03<sup>rd</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 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 **₹ 29,89,800.00 (Rupees Twenty Nine Lakh Eighty Nine Thousand Eight Hundred Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2024.07.03 15:56:29 +05'30'

**Auth. Sign.**



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