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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: **Mrs. Devyani Dinanath Kedar & Mr. Dinanath Ramchandra Kedar**

Residential Flat No. 707, 7<sup>th</sup> Floor, “**Vaishnavi Ganesh Nagar**”, Ganesh Nagar Building No. 3 Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar, PIN Code – 401 305, State – Maharashtra, Country – India.

**Latitude Longitude - 19°28'11.5"N 72°48'57.8"E**

### Valuation Done for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road,  
Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

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

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 707, 7<sup>th</sup> Floor, “**Vaishnavi Ganesh Nagar**”, Ganesh Nagar Building No. 3 Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar, PIN Code – 401 305, State – Maharashtra, Country – India belongs to **Mrs. Devyani Dinanath Kedar & Mr. Dinanath Ramchandra Kedar**.

### Boundaries of the property.

North	:	Darshan Apartment
South	:	Vaishnavi Balaji Apartment
East	:	Building No. 2
West	:	Other Residential Building

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 **₹ 20,10,520.00 (Rupees Twenty Lakh Ten Thousand Five Hundred Twenty 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

Encl: Valuation report in Form – 01

**Auth. Sign.**




### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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**Valuation Report of Residential Flat No. 707, 7<sup>th</sup> Floor, "Vaishnavi Ganesh Nagar", Ganesh Nagar Building No. 3  
Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai,  
District – Palghar, PIN Code – 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 15.07.2024 for Banking Purpose
2	Date of inspection	06.07.2024
3	Name of the owner/ owners	<b>Mrs. Devyani Dinanath Kedar &amp; Mr. Dinanath Ramchandra Kedar.</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 are not known
5	Brief description of the property	Address: Residential Flat No. 707, 7 <sup>th</sup> Floor, "Vaishnavi Ganesh Nagar", Ganesh Nagar Building No. 3 Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar, PIN Code – 401 305, State – Maharashtra, Country – India <b>Contact Person:</b> Mr. Nilu Sahu (Tenant) Contact No.: Not provided
6	Location, street, ward no	Narangi Bypass Road
	Survey/ Plot no. of land	Survey No. 223 (Old Survey No. 28), Hissa No. 1 C of Village – Naringi
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, 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. = 329.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 395.00 (Carpet Area + 20%)

		<b>Super Built Up Area in Sq. Ft. = 550.00 (Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Narangi Bypass Road
14	If freehold or leasehold land	Freehold
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)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Nilu Sahu
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Mr. Nilu Sahu
	(ii)	Portions in their occupation	Fully Tennant Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	7,000.00 Per Month Present rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	<b>SALES</b>		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is

		considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (Approx.)
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><u>Remark:</u></b>	

## PART II- VALUATION

### **GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 15.07.2024 for Residential Flat No. 707, 7<sup>th</sup> Floor, “**Vaishnavi Ganesh Nagar**”, Ganesh Nagar Building No. 3 Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar, PIN Code – 401 305, State – Maharashtra, Country – India. belongs to **Mrs. Devyani Dinanath Kedar & Mr. Dinanath Ramchandra Kedar**

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

1	Copy of Article of Agreement for dated 04.12.2013 between M/s. Vaishnavi Image Creation (the Builders) and Mrs. Devyani Dinanath Kedar & Mr. Dinanath Ramchandra Kedar (the Purchaser)
2	Copy of Development Permission Certificate No. VVCMC / TP / CC / VP – 0492 / 1133 / 2012 – 13 dated 11/07/2012 issued by VVCMC
3	Copy of N.A. Order dated 31.10.2011 issued by District Collector Thane

### **LOCATION:**

The said building is located at Survey No. 223 (Old Survey No. 28), Hissa No. 1 C of Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar. The property falls in Residential Zone. It is at a travelling distance 1.8 Km from Virar railway station.

### **BUILDING:**

The building under reference is having Ground + 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 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. 7<sup>th</sup> Floor is having 11 Residential Flat. 1 Lift is provided in building.



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**Residential Flat:**

The property is a Residential Flat located on 7<sup>th</sup> Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + Toilet. (i.e. 1 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.

**Valuation as on 15<sup>th</sup> July 2024**

<b>The Measured Carpet Area of the Residential Flat</b>	:	<b>329.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2016 (Approx.)
Expected total life of building	:	52 Years
Age of the building as on 2024	:	8 years
Cost of Construction	:	395.00 Sq. Ft. X ₹ 2,700.00 = ₹ 10,66,500.00
Depreciation $\{(100-10) \times 4 / 60\}$	:	12.00%
Amount of depreciation	:	₹ 1,27,980.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 47,040.00 per Sq. M. i.e. ₹ 4,370.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (After depreciation)	:	₹ 44,022 per Sq. M. i.e. ₹ 4,090.00 per Sq. Ft.
<b>Value of property as on 15.07.2024</b>	:	<b>329.00 Sq. Ft. X ₹ 6,500.00 = ₹ 21,38,500.00</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>Total Value of the property</b>	:	<b>₹ 21,38,500.00 - ₹ 1,27,980.00 = ₹ 20,10,520.00</b>
<b>The value of the property</b>	:	<b>₹ 20,10,520.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 18,09,468.00</b>
<b>Distress value of the property</b>	:	<b>₹ 16,08,416.00</b>
<b>Insurable value of the property (395.00 X ₹ 2,700.00)</b>	:	<b>₹ 10,66,500.00</b>
<b>Guideline Value of the property (395.00 X ₹ 4,090.00)</b>	:	<b>₹ 16,15,550.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 707, 7<sup>th</sup> Floor, "Vaishnavi Ganesh Nagar", Ganesh Nagar Building No. 3 Co. Op. Hsg. Soc. Ltd., Off. Narangi Bypass Road, Village – Naringi, Virar (East), Taluka – Vasai, District – Palghar, PIN Code – 401 305, State – Maharashtra, Country – India. for this particular purpose at **₹ 20,10,520.00 (Rupees Twenty Lakh Ten Thousand Five Hundred Twenty Only) as on 15<sup>th</sup> July 2024.**



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## **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 **15<sup>th</sup> July 2024 is ` 20,10,520.00 (Rupees Twenty Lakh Ten Thousand Five Hundred Twenty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

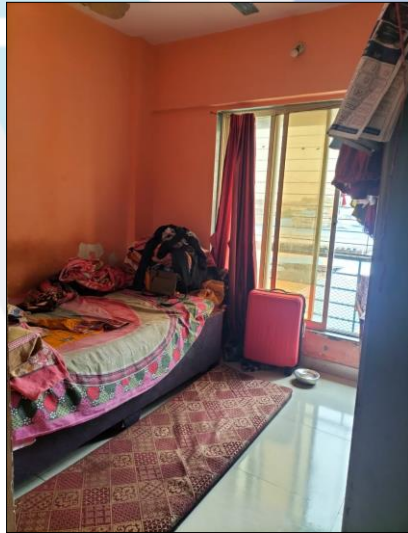
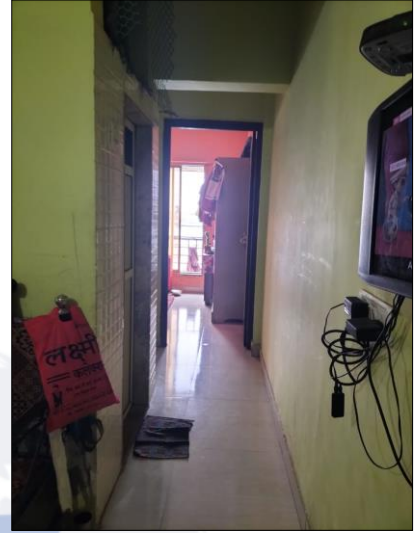
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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 7 <sup>th</sup> Floor
3.	Year of construction	2016 (Approx)
4.	Estimated future life	52 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 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	
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
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	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



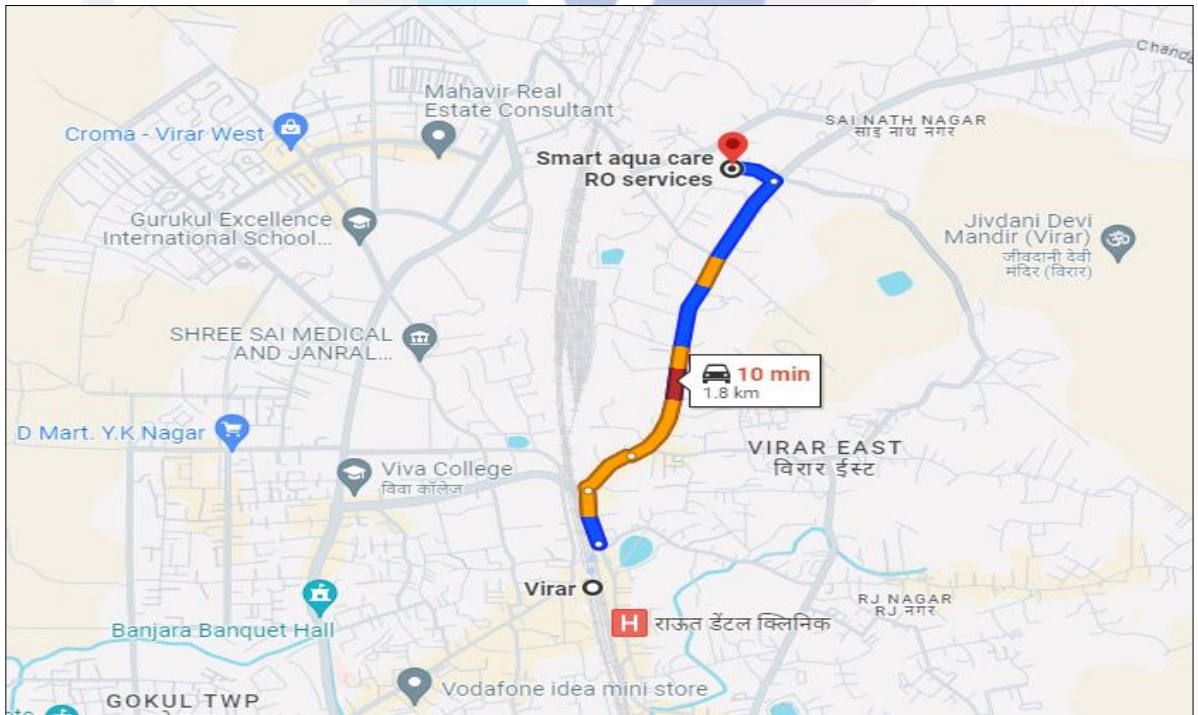
सातवा मजला	
701	श्री.प्रदिप त्रिपाठी
702	श्री.भरत यादव
703	श्री.प्रविण मसुरकर
704	श्री.संदिप मूल्य
705	श्री.मंगलदास साळे
706	श्री.विनोद नागरदळेकर
707	सौ.देवयानी केंदार
708	श्री.उमेश सिंह
709	श्री.संतोष शिंदे
710	श्री.राजेश कुमार शर्मा
711	श्री.स्वप्निल शिंदे





## Route Map of the property


Site u/r



**Latitude Longitude - 19°28'11.5"N 72°48'57.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 1.8 Km)

## 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:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5-डोंगरी क्रमांक 2 मुल्यदर विभाग ई	14000	47900	55800	65800	55800	चौ. मीटर	सर्वेक्षण नंबर
7-नारंगी क्रमांक 2 मुल्यदर विभाग ग	9310	44800	51500	56900	51500	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	44,800.00			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	2,240.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>47,040.00</b>	<b>Sq. Mtr.</b>	<b>4,370.00</b>	<b>Sq. Ft.</b>
Land Cost (B)	9,310.00			
A-B = C	37,730.00			
Guideline Rate (After Depreciation) B+ (C x D)	44,022.00	92%	34,712.00	
		<b>Sq. Mtr.</b>	<b>4,090.00</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)	<b>5 Floors to 10 Floors</b>	<b>Increase by 5% on units located between 5 to 10 floors</b>
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators

**NOBROKER**

2 BHK Flat in Maharaja Complex For Sale in Virar East  
Virar East, Mumbai, Maharashtra, INDIA

₹ 38 Lacs Non-negotiable | ₹ 21,779/Month Estimated EMI | 700 Sq. Ft. | Need Home Loan? [Apply Loan](#)

2 Bedroom | 2 Bathroom | NA | Bike and Car

Jul 3, 2024 Posted On | Immediately Possession | Maharaja Complex Apartment | None Power Backup

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq. Ft/M	Flooring	Vitrified Tiles
Builtup Area	700 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish View</a>
Facing	East	Floor	4/7
Parking	Bike And Car	Gated Security	No

**Activity On This Property**

0 Unique Views | 0 Shortlist | 0 Contacted

**Similar Properties**

- 2 BHK Flat in Anandi Villa Cha For Sale in Virar East | Price: ₹42 Lacs | Builtup Area: 700 sqft
- 2 BHK Flat in Goku Society L For Sale in , Virar East | Price: | Builtup Area:

<b>Property</b>	<b>2 BHK Flat For Sale in Maharaj Complex Virar (East)</b>		
<b>Source</b>	<b>Nobroker.com</b>		
	<b>Carpet Area</b>	<b>Built up Area</b>	<b>Saleable Area</b>
<b>Area</b>	<b>583.00</b>	<b>700.00</b>	<b>-</b>
<b>Percentage</b>		<b>20%</b>	<b>-</b>
<b>Rate Per Sq. Ft.</b>	<b>₹ 6,514.00</b>	<b>₹ 5,429.00</b>	<b>-</b>

## Price Indicators

**NOBROKER** | 1 RK Flat in Sanskruti Apartment For Sale In Virar East | ₹ 20 Lacs | ₹ 11,462/Month | 406 Sq. Ft.

**Overview**

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.5 Per Sq. Ft./M	Flooring	Marble/Granite
Builtup Area	406 Sq. Ft.	Carpet Area	325 Sq. Ft.
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	West
Floor	3/4	Parking	Bike
Dated Security	No		

**Activity On This Property**

0 Unique Views | 0 Shortlist

**NoBroker Support**

Live Support Customer Support

Chat started

Natasha: Hi, I can help you find a preferred house. What is your buying budget?

<b>Property</b>	<b>1 RK Flat For Sale in Sanskruti Apartment Virar (East)</b>		
<b>Source</b>	<b>Nobroker.com</b>		
	<b>Carpet Area</b>	<b>Built up Area</b>	<b>Saleable Area</b>
<b>Area</b>	<b>325.00</b>	<b>390.00</b>	-
<b>Percentage</b>		<b>20%</b>	-
<b>Rate Per Sq. Ft.</b>	<b>₹ 6,154.00</b>	<b>₹ 5,128.00</b>	-

## Sales Instance

गावाचे नाव : नारीगी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2300000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलेखाचा प्रकार आकारणी देतो की पट्टेदार तो नमुद करावे	1873536
(4) भू. मापन, फोटोसिमा व परकर्मकां (असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: गांव मोजे नारीगी, सर्व्हे नं. 223(28), हि. नं. 1 सी, या मिळकतीवरील वैष्णवी गणेश नगर विल्डींग नं. 03, वैष्णवी गणेश नगर विल्डींग नं. 03, को. ऑ. ही. सो. लि., इमारतीमधील सदनिका क्रं. 102, पहिला मजला, एरिया 34.85 चौ. मी. कार्पेट ( ( Survey Number : 223 (28) ; ) )
(5) क्षेत्रफळ	34.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हेल पियुष लालन -- वय:-40 पत्ता:-पॉस्ट नं. -, माळा नं. -, इमारतीचे नाव: 03, नावकार बंगलो, गुलमोहर फेस - 3, विवा कॉलेज रोड, विरार - प, बॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं.-AMFPL7727G
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सम्बुनाथ अडिया -- वय:-43; पत्ता:-पॉस्ट नं. -, माळा नं. -, इमारतीचे नाव: मालिकुड, पणदुम, बडेलसर, औरिसा, बॉक नं. -, रोड नं. -, अडिस्ता, बडेलसर. पिन कोड:-756023 पॅन नं.-AMEPA7027M 2): नाव:-रजसिमा अडिया -- वय:-27; पत्ता:-पॉस्ट नं. -, माळा नं. -, इमारतीचे नाव: मालिकुड, पणदुम, बडेलसर, औरिसा, बॉक नं. -, रोड नं. -, अडिस्ता, बडेलसर. पिन कोड:-756023 पॅन नं.-CYGPA4978K
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	06/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4801/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	161000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14) शीट	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Property	Vaishnavi Ganesh Nagar, Virar (East)		
Source	Index - II		
	Carpet Area	Built up Area	Saleable Area
Area	375.00	450.00	-
Percentage		20%	-
Rate Per Sq. Ft.	₹ 6,133.00	₹ 5,111.00	-

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

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</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 **₹ 20,10,520.00 (Rupees Twenty Lakh Ten Thousand Five Hundred Twenty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.