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MSME Reg No: UDYAM-MH-18-0083617

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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 : **Dr. Pallavi Deshpande & Mr. Rajesh Deshpande**

Commercial Shop No. Shop No 1, Ground Floor, "**Shrey-Anand Co-op. Hsg. Soc. Ltd.**",  
New/Current Survey No. 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130, Kolshet Road, Dhokali,  
Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN - 400 0607, State -  
Maharashtra, India.

Latitude Longitude : 19°13'31.8"N 72°58'50.2"E

### Intended User:

**Cosmos Bank**

**Naupada**

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, 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

This is to certify that the property bearing Commercial Shop No. Shop No 1, Ground Floor, "**Shrey-Anand Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130, Kolshet Road, Dhokali, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN - 400 0607, State - Maharashtra, India belongs to **Dr. Pallavi Deshpande & Mr. Rajesh Deshpande**.

Boundaries of the property

North : Dhokali - Balkum Road  
South : Shruti Park  
East : Satyavandan CHSL  
West : Shruti Park Gate

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 58,17,300.00 (Rupees Fifty Eight Lakhs Seventeen Thousands Three 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 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: 2024.07.18 18:11:43 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Encl.: Valuation report



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📍 Aurangabad    📍 Pune    📍 Indore    📍 Jaipur

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Commercial Shop No 1, Ground Floor, "**Shrey-Anand Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130, Kolshet Road, Dhokali, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN - 400 0607, State - Maharashtra, 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 Fair Market Value as on 18.07.2024 for MSME Loan Purpose.
1	Date of inspection	17.07.2024
3	Name of the owner / owners	<b>Dr. Pallavi Deshpande &amp; Mr. Rajesh Deshpande</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> Commercial Shop No. 1, Ground Floor, " <b>Shrey-Anand Co-op. Hsg. Soc. Ltd.</b> ", New/Current Survey No. 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130, Kolshet Road, Dhokali, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN - 400 0607, State - Maharashtra, India.  <b>Contact Person :</b> Dr. Pallavi Deshpande (Owner) Contact No. 9819505449
6	Location, Street, ward no	Kolshet Road, Village - Balkum, District - Thane
7	Survey / Plot No. of land	Village - Balkum New Survey No - 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 179.12 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 150.00 (Area As Per Agreement for sale)



13	Roads, Streets or lanes on which the land is abutting	Kolshet 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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Dr. Pallavi Deshpande
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
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	Owner Occupied - Dr. Pallavi Deshpande
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,000.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>		
37		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
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial & Shop in a building. The rate is considered as composite rate
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>		
41		Year of commencement of construction and year of completion	Year of Completion – 1995 (Approx.)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.





Year of Construction of the building	:	1995 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29, Years
Cost of Construction	:	150.00 Sq. Ft. X ₹ 2,800.00 = ₹ 4,20,000.00
Depreciation $\{(100 - 10) \times (29 / 60)\}$	:	43.50%
Amount of depreciation	:	₹ 1,82,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,29,700/- per Sq. M. i.e. ₹ 12,050/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,01,715/- per Sq. M. i.e. ₹ 9,450/- per Sq. Ft.
Value of property as on 18th July 2024	:	150.00 Sq. Ft. X ₹ 40,000 = ₹60,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 18th July 2024</b>	:	<b>₹ 60,00,000.00 - ₹ 1,82,700.00 = ₹ 58,17,300.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 58,17,300.00</b>
<b>The realizable value of the property</b>	:	<b>₹52,35,570.00</b>
<b>Distress value of the property</b>	:	<b>₹46,53,840.00</b>
<b>Insurable value of the property (150.00 X 2,800.00)</b>	:	<b>₹4,20,000.00</b>
<b>Guideline value of the property (150.00 X 9450.00)</b>	:	<b>₹14,17,500.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 1, Ground Floor, "Shrey-Anand Co-op. Hsg. Soc. Ltd.", New/Current Survey No. 128/1(pt), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130, Kolshet Road, Dhokali, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN - 400 0607, State - Maharashtra, India for this particular purpose at **₹ 58,17,300.00 (Rupees Fifty Eight Lakhs Seventeen Thousands Three Hundred Only)** as on 18th 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 **18th July 2024** is **₹ 58,17,300.00 (Rupees Fifty Eight Lakhs Seventeen Thousands Three 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.



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**PART III- VALUATION**

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 + 9 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 1995 (Approx.)				
4	Estimated future life	: 31 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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: MS Rolling Shutter, Aluminium Sliding Window , .				
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	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



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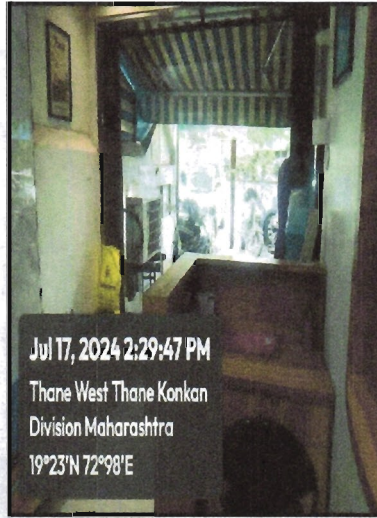




**Technical details****Main Building**

15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/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	:	1Lift
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°13'31.8"N 72°58'50.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 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** 2024-2025 **Language** English

**Selected District** Thane

**Select Taluka** Thane

**Select Village** Gavache Nav : Balkum (Thane Mahanagarpa)

**Search By**  Survey No.  SubZones

**Enter Survey No** 128 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
9.38-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस सर्वे क्रमांक	33200	103600	116000	129700	116000	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	129700			
Shop Located on Ground Floor	129700			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,29,700.00</b>	<b>Sq. Mtr.</b>	<b>12,050.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33200			
The difference between land rate and building rate(A-B=C)	96,500.00			
Percentage after Depreciation as per table(D)	29%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,01,715.00</b>	<b>Sq. Mtr.</b>	<b>9,450.00</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



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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

**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

Property	Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	215.00	258.00	309.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹44,181.00	₹36,818.00	₹30,682.00

**HOUSING.COM** Commercial in Mumbai Thane West x Add Download App List Property Free

**POPULAR PROJECTS**

**₹1.6 Cr**  
Shop  
Utharisar, Thane West, Thane  
Price/Sq.Ft ₹71,11K/sq.ft Carpet Area 215 sq.ft

Grab Offer

Home / Thane / Thane West / Shop for sale in Thane west / 215 sq.ft Shop in Thane West, Thane Last updated: Mar 30, 2022

**215 sq.ft Shop, Thane West, Thane** [🔗](#)  
Dhokali, Thane West, Thane **₹94.99 L**  
Contact Seller

**Commercial**

215 Sq.Ft Carpet Area Freehold Ownership Retail Complex/ Building Location Hub GF/ 2 Floors Floors

**ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES**

**About the property**

A ready to move commercial Shop is available for sale in Thane West of Thane. It is a commercial space with a carpet area of 215.0 square feet. It is equipped with contemporary facilities such as Internet Connectivity. The facilities also include Water Storage . Built near entrance, the Shop space

[Read More](#)

**Great choice! Most liked project in this area**

**Contact Seller**  
PM **paresh madhavi**  
Dialer  
+91\*\*\*\*78623  
Please share your contact

**Overview**



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Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	200.00	240.00	288.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹62,500.00	₹52,083.00	₹43,403.00

**99acres** Commercial Buy

Home > Commercial property for sale in Thane > Shop for sale in Thane > Shop for sale in Thane West Posted on Jun 19, 2024

**₹1.25 Cr** @ 62,500 per sq.ft. Commercial Shops for Sale in Thane West

Estimated EMI ₹99,838

**RERA STATUS**  NOT AVAILABLE Website: https://maharera.t. mahonline.gov.in/

**Overview** Owner Details Recommendations

**Property (4)**

Photos (1/4)

**Sale Amount**  
₹ 1.25 Crore  
@ 62,500 per sq.ft.

**Property Age**  
10+ Year Old

**Carpet Area**  
200 sq.ft.   
(18.58 sq.m.)

**Places nearby** Thane West View All (5)

Nandibaba temple  State bank of india ATM  Icici bank ATM  Hdfc bank ATM  Shree Eye Hospital  Ortho

Ownership: Freehold  Lock-in period: No lock-in period Property Code: N75869461  
www.99acres.com/N75869461

**About Property**  
Address: Thane West  
We have a commercial shop available for sale in thane west, mumbai thane. Available at price of rs 125 lacs. It has carpet area of 200 sq ft. It is a freehold property

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	138.00	151.80	182.16
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹35,507.00	₹32,279.00	₹26,899.00

<p>717273 28-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.</p>	<p><b>सूची क्र.2</b></p>	<p>दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 7172/2023 नोंदणी : Regn 63m</p>
<p><b>गावाचे नाव : ढोकाळी</b></p>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4900000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी ठेवो की पट्टेदार ते नमुद करावे)	2228210.8	
(4) भू-मापन पोटहिस्सा व घरक्रमांक असल्यास)	1) घालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: शॉप नं. 1, माळा नं: लळ मजला,बिल्डिंग नं. एस-1, इमारतीचे नाव: हायलॅण्ड गार्डन्स, ब्लॉक नं: ढोकाळी, रोड : ठाणे प, इतर माहिती: शॉपचे क्षेत्रफळ 138 चौ फुट कारपेट( ( Survey Number : New Survey No. 66/5, 17, 21, 22, 23, 24, 25, 26, 62/2, 5A, 5B, 8, 9, 11, 12, 13, 14, 63/1, 4, 5, 8, 11A, 67, 68/14, 81/1/1, 87/2/1A : ) )	
(5) क्षेत्रफळ	138 चौ.फूट	
(6) आकारणी किंवा जुडी ट्रेण्पात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आत्माराम बापू शिंदे वय:-69 पत्ता:-प्लॉट नं: ए-401, माळा नं: -, इमारतीचे नाव: जयश्री प्लाझा, ब्लॉक नं: प्लॉट नं 40, सेक्टर 19, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड-400708 पॅन नं:- ARKPS8022R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुप्रिया पराग कामटकर वय:-45, पत्ता:-प्लॉट नं: बिल्डिंग नं 8/501, माळा नं: -, इमारतीचे नाव: हायलॅण्ड पार्क, ईएमआय कॅम्पाऊंड, ब्लॉक नं: -, रोड नं: कोलसोत रोड, ढोकाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड-400607 पॅन नं:-CDTPK2051D 2): नाव:-पराग जानकु कामटकर वय:-54, पत्ता:-प्लॉट नं: बिल्डिंग नं 8/501, माळा नं: -, इमारतीचे नाव: हायलॅण्ड पार्क, ईएमआय कॅम्पाऊंड, ब्लॉक नं: -, रोड नं: कोलसोत रोड, ढोकाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड-400607 पॅन नं:-AICPK1099D	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	27/09/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	7172/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	343000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





## 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 **₹ 58,17,300.00 (Rupees Fifty Eight Lakhs Seventeen Thousands Three Hundred Only).**

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: 2024.07.18 18:12:04 +05'30'

Auth. Sign.

**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Cosmos Bank Empanelment No.:

