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## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Darshan Arvind Shah & Mr. Arvind Bhanji Shah**

Commercial Shop No. 7, Ground Floor, "**Virat Ozone**", Near Virat Grandeur, Plot No. B, New/Current  
Survey No. 70/1, 78/11/2, Village - Kanchangaon , Municipality Ward No. 10/43, Taluka - Kalyan,  
District - Thane, Thakurli (East), PIN Code - 421 201, State - Maharashtra, India.

Latitude Longitude : 19°13'16.7"N 73°6'19.7"E

### Intended User:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East),  
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 7, Ground Floor, "Virat Ozone", Near Virat Grandeur, Plot No. B, New/Current Survey No. 70/1, 78/11/2, Village - Kanchangaon, Municipality Ward No. 10/43, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Darshan Arvind Shah & Mr. Arvind Bhanji Shah.**

Boundaries of the property

North : Internal Road  
South : Mangeshi Dazzle Complex  
East : Virat Grandeur Road  
West : Open Plot

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 **₹ 45,20,000.00 (Rupees Forty Five Lakhs Twenty Thousands 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.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



Commercial Shop No. 7, Ground Floor, "Virat Ozone", Near Virat Grandeur, Plot No. B, New/Current Survey No. 70/1, 78/11/2, Village - Kanchangaon , Municipality Ward No. 10/43, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 201, 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 16.08.2024 for Housing Loan Purpose.
1	Date of inspection	13.08.2024
3	Name of the owner / owners	<b>Mr. Darshan Arvind Shah &amp; Mr. Arvind Bhanji Shah</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. 7, Ground Floor, " <b>Virat Ozone</b> ", Near Virat Grandeur, Plot No. B, New/Current Survey No. 70/1, 78/11/2, Village - Kanchangaon , Municipality Ward No. 10/43, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 201, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Vaibhav Tillu (Tenant) Contact No. 9702026363
6	Location, Street, ward no	Municipality Ward No - 10/43, Village - Kanchangaon , District - Thane
7	Survey / Plot No. of land	Village - Kanchangaon , Plot No - B New Survey No - 70/1, 78/11/2
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. = 296.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 226.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 271.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kanchangaon , Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 201
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
	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?	Tenant Occupied - Mr. Vaibhav Tillu
	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 KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Vaibhav Tillu
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 15,000/- (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?	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 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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2020 (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 Labour supported by documentary proof.	N. A.
	<b>Remark:</b> As per Site Inspection, Actual Carpet area 296.00 Sq. Ft. is more than Carpet area 226.00 Sq. Ft. mentioned in the Agreement for sale provided to us. We have considered area mentioned in the documents.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch Branch to assess Fair Market Value as on 16.08.2024 for Commercial Shop No. 7, Ground Floor, "**Virat Ozone**", Near Virat Grandeur, Plot No. B, New/Current Survey No. 70/1, 78/11/2, Village - Kanchangaon , Municipality Ward No. 10/43, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 201, State - Maharashtra, India belongs to **Mr. Darshan Arvind Shah & Mr. Arvind Bhanji Shah**.

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

1)	Copy of Agreement for sale No.1390/2020 Dated 28.01.2020 between M/s. Deiv Enterprises (The Promoter) And Mr. Darshan Arvind Shah & Mr. Arvind Bhanji Shah(The purchaser).
2)	Copy of Part Occupancy Certificate No.KDMC / NRV / CC / DOV / OCC / 592 / 2020 Dated 22.10.2020 issued by Kalyan Dombivli Municipal Corporation.

### Location

The said building is located at bearing Plot No - B inMunicipality Ward No - 10/43, Village - Kanchangaon , Taluka - Kalyan, District - Thane, PIN Code - 421 201. The property falls in Commercial Zone. It is at a traveling distance 1.6 Km from Thakurli 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" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 7 Commercial Shop. The building is having 1 lift.

### Commercial Shop:



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The Commercial Shop under reference is situated on the Ground Floor The composition of shop is Single unit with Ofla area & Height of ofla area is 11.40 ft. This Commercial Shop is Vitrified Tile Flooring, Aluminium frame Glass door with MS Rolling Shutter, N.A., Concealed Electrificationetc.

### Valuation as on 16th August 2024

The Carpet Area of the Commercial Shop	:	226.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	271.20 Sq. Ft. X ₹ 2,800.00 = ₹ 7,59,360.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 91,400/- per Sq. M. i.e. ₹ 8,491/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 16th August 2024	:	226.00 Sq. Ft. X ₹ 20,000 = ₹45,20,000.00

(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 16th August 2024</b>	:	<b>₹ 45,20,000.00 - ₹ 0.00 = ₹ 45,20,000.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 45,20,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹40,68,000.00</b>
<b>Distress value of the property</b>	:	<b>₹36,16,000.00</b>
<b>Insurable value of the property (271.20 X 2,800.00)</b>	:	<b>₹7,59,360.00</b>
<b>Guideline value of the property (271.20 X 8159.00)</b>	:	<b>₹22,12,721.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 7, Ground Floor, "Virat Ozone", Near Virat Grandeur, Plot No. B, New/Current Survey No. 70/1, 78/11/2, Village - Kanchangaon , Municipality Ward No. 10/43, Taluka - Kalyan, District - Thane, Thakurli (East), PIN Code - 421 201, State - Maharashtra, India for this particular purpose at **₹ 45,20,000.00 (Rupees Forty Five Lakhs Twenty Thousands Only)** as on 16th August 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 **16th August 2024** is **₹ 45,20,000.00 (Rupees Forty Five Lakhs Twenty Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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- 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 + 7 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	:	2020 (As per occupancy certificate)
4	Estimated future life	:	56 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	:	Aluminium frame Glass door with MS Rolling Shutter, N.A., .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Technical details		Main Building								
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 Electrification				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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	: 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								

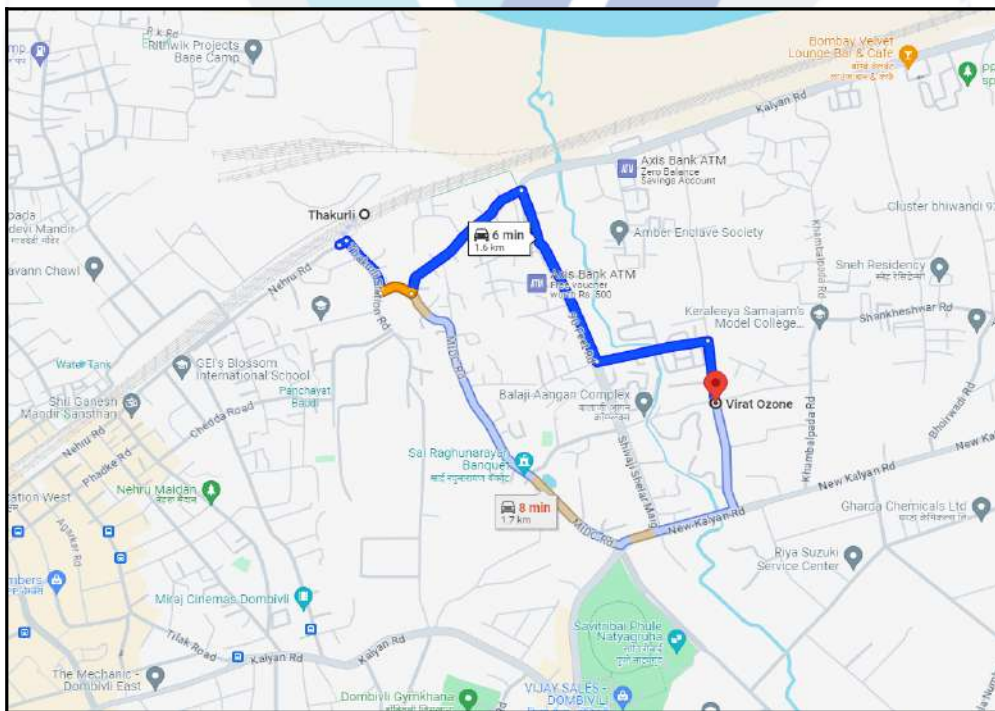
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°13'16.7"N 73°6'19.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thakurli - 1.6 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : KANCHAN GAON Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone: 17C) Part on East of Central Railway, On South Kanchangaon.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
10	10/43	19900	74200	74500	91400	74500
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 135, 136, 137, 138, 139, 140, 141, 142, 143						
<a href="#" style="background-color: #1a3d4d; color: white; padding: 2px 5px;">← Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	91400.00			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>91,400.00</b>	<b>Sq. Mtr.</b>	<b>8,491.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	19900			
The difference between land rate and building rate(A-B=C)	71,500.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>87,825.00</b>	<b>Sq. Mtr.</b>	<b>8,159.00</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

### 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 in Mangalmurti Sapphire Solution Omkar CBSC School Thakurli E		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	333.00	400.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹20,120.00	₹16,750.00	-



**NOBROKER**

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**Shop in Mangalmurti Sapphire Solution, Mumbai For Sale**

421221, Omkar CBSC School Thakurli E

Name / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Chole gaon / Shops for Sale in Chole gaon / Property Details

₹ 67 Lacs

15,730 / Sq Ft


₹ 50,312/Month

Estimated EMV

400 SQ.FT.

Built up Area

Apply Loan



<p><b>Shop</b> <small>Property Type</small></p> <p><b>Freehold</b> <small>Ownership Type</small></p> <p><b>Unfurnished</b> <small>Furnishing</small></p> <p><b>Jul 29, 2024</b> <small>Posted On</small></p>	<p><b>Reserved</b> <small>Parking Is Not</small></p> <p><b>Ground Floor</b> <small>Of Total 24 Floors</small></p> <p><b>1 To 5 Year</b> <small>Age of Property</small></p> <p><b>Immediately</b> <small>Available From</small></p>
--	--

Get Owner Details

Report what was not correct in this property

**NoBroker Services**

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Reservations

**Amenities**

Power Backup

Road To Garage

Washroom(s) Shared

Security NA

LIFT Brand

Water Storage Facility NA

**Insights**

**Activity On This Property**

17

Unique Views

0

Saved

1

Contacted

Posted By: NIKKALINATE

**Similar Properties**

There are no Similar Properties.



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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

Property	Khambalpada Rd MIDC, Hero Service Center Dombivli,		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	388.00	465.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹23,196.00	₹19,355.00	-

The screenshot displays a property listing on the Nobroker website. The main heading is "Shop In Dombivli, Mumbai For Sale". Key details include a price of ₹50 Lacs (₹1,289 / Sq.Ft.), an estimated EMV of ₹67,584/Month, and a built-up area of 465 Sq.Ft. The listing is categorized as a "Shop" with a "Freehold" ownership type, "Unfurnished" interior, and a "Reserved" parking status. It is located on Khambalpada Rd, MIDC, Hero Service Center, Dombivli East. The page also features a "NoBroker Services" section with options like "Create Agreement", "Check Loan Eligibility", "Estimate Interiors Cost", "Book Legal Services", and "Book Renovation". There are also "Amenities" listed such as "Power Backup", "Washroom (s)", "Security", "Lift", and "Water Storage Facility". A "Similar Properties" section shows other listings in the area. A "NoBroker Support" chat window is visible on the right side of the page.

## Sale Instances

Property	Virat Grandeur, Kanchangaon, Dombivli (East)		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	301.39	361.67	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,888.00	₹14,074.00	-

8/13/24, 2:49 PM		igr_18954	
1895472	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 3	
02-02-2024		दस्त क्रमांक : 18954/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
<b>गावाचे नाव : कांचनगाव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	5090000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3194700		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्रं. 10/43,मौजे कांचनगाव स.नं. 78,हि.नं. 11/2,स.नं. 70,हि.नं. 1 प्लॉट ए2 वरील विराट ग्रॅन्ड्युअर बिल्डिंग,शॉप नं. 7,तळमजला,क्षेत्रफळ 28.00 चौ.मी. कार्पेट + 3.9 चौ.मी. लॉफ्ट सह( ( Survey Number : स.नं. 78,हि.नं. 11/2,स.नं. 70,हि.नं. 1 प्लॉट ए2 ; ) )		
(5) क्षेत्रफळ	28.00 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करुन देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स देव एंटरप्रायजेस तर्फे भागीदार आकाश परेश पारिख यांचे कु.मु. म्हणून ज्योती शिंदे - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रिद्धी सिद्धी अपार्टमेंट, ब्लॉक नं: 204, रोड नं: कोटक महिंद्रा बँकेच्या वर, डोंबिवली पूर्व, , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAGFD0344N		
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नारायणलाल भोमाराम चौधरी वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नवदुर्गा कॉम्प्लेक्स , ब्लॉक नं: 503, रोड नं: मंजुनाथ कॉलेज जवळ खांबालपाडा डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEUPC2211F		
(9) दस्तावेज करुन दिल्याचा दिनांक	26/12/2023		
(10)दस्त नोदणी केल्याचा दिनांक	26/12/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	18954/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	356300		
(13)बाजारभावाप्रमाणे नोदणी 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	Virat Grandeur, Kanchangaon, Dombivli (East)		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	238.10	285.72	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹18,186.00	₹15,155.00	-

8/13/24, 4:50 PM		igr_18951	
1895172	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. कल्याण 3
02-02-2024			दस्त क्रमांक : 18951/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : कांचनगाव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4330000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2402200		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र. 10/43,मौजे कांचनगाव स.नं. 78,हि.नं. 11/2,स.नं. 70,हि.नं. 1 प्लॉट ए2 वरील विराट ग्रॅन्ड्युअर बिल्डिंग,शॉप नं. 6,तळमजला,क्षेत्रफळ 22.12 चौ.मी. कार्पेट + 7.8 चौ.मी. लॉफ्ट सह( ( Survey Number : स.नं. 78,हि.नं. 11/2,स.नं. 70,हि.नं. 1 प्लॉट ए2 ; ) )		
(5) क्षेत्रफळ	22.12 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स देव एंटरप्रायजेस तर्फे भागीदार आकाश परेश पारिख यांचे कु.मु. म्हणून ज्योती शिंदे - वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रिद्धी सिद्धी अपार्टमेंट, ब्लॉक नं: 204, रोड नं: कोटक महिंद्रा बँकेच्या वर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAGFD0344N		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मांगीलाल भोमाजी चौधरी वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: देव अपार्टमेंट, ब्लॉक नं: बी-309, रोड नं: कॉर्पोरेशन बँक ए टी एम कल्याण रोड गोपाळ नगर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACIPC2691P		
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/12/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	26/12/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	18951/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	303100		
(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.		



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th August 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 knowledgeable 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.

## 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 **₹ 45,20,000.00 (Rupees Forty Five Lakhs Twenty Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

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

An ISO 9001 : 2015 Certified Company

