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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 : **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare**

Residential Flat No. 1904, 19th Floor, Wing - B, "**Versatile Valley**", Village - Nilje, Dombivli (East),
Taluka - Kalyan, District - Thane, PIN Code – 421 204, State - Maharashtra, India.

Latitude Longitude : 19°10'2.3"N 73°4'57.1"E

Intended User:

**Cosmos Bank
FORT BRANCH**

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort,
Mumbai, Maharashtra 400001

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1904, 19th Floor, Wing - B, "**Versatile Valley**", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, State - Maharashtra, India belongs to **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare.**

Boundaries of the property

North : Open Plot
South : Wing - C
East : Chawl
West : Road

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 **₹ 46,00,000.00 (Rupees Forty Six Lakhs 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



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Residential Flat No. 1904, 19th Floor, Wing - B, "Versatile Valley", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, 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 22.08.2024 for Housing Loan Purpose.
1	Date of inspection	21.08.2024
3	Name of the owner / owners	Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare
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	Address: Residential Flat No. 1904, 19 th Floor, Wing - B, "Versatile Valley", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, State - Maharashtra, India. Contact Person : Mrs. Sadia (Tenant's Wife) Contact No. 9653415202
6	Location, Street, ward no	Village - Nilje, Dombivli (East) District - Thane
7	Survey / Plot No. of land	Village - Nilje New Survey No - 12, Hissa No. 9, New Survey No. 14, 15, 16, 17, Hissa No. 1A, 1B, Old Survey No. 11, 13, 14, 15, 16
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 395.00 Dry Balcony Area in Sq. Ft. = 15.00 Balcony Area in Sq. Ft. = 50.00 Total Carpet Area in Sq. Ft. = 460.00 (Area As Per Actual Site measurement)</p> <p>Carpet Area in Sq. Ft. = 400.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 440.00 (Carpet Area + 10%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Nilje, Dombivli (East) Taluka - Kalyan, District - Thane, Pin - PIN Code – 421 204
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.
	IMPROVEMENTS	
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?	Tenant Occupied - Ali Raza Ansari

	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 MMRDA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Ali Raza Ansari
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000/- 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	SALES	
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 Residential flat 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2023 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, FORT BRANCH Branch to assess Fair Market Value as on 22.08.2024 for Residential Flat No. 1904, 19th Floor, Wing - B, "**Versatile Valley**", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, State - Maharashtra, India belongs to **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Document No.18110/2023 Dated 13.12.2023 between Mr. Vinod Kumar Ghansyam Dubey(The Transferor) And Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddharth Waghmare(The Transferee).
2)	Copy of RERA Certificate Document No.P51700003860 Dated 06.08.2017 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate Document No.SROT / 27 Villages / 2401 / BP / RHP / Nilaje - 11 / Vol – III / 280 / 2016 dated 17.02.2017 issued by Mumbai Metropolitan Region Development Authority.

Location

The said building is located at Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204. The property falls in Residential Zone. It is at a traveling distance 6.3 Km. from Dombivli Railway Station.

Building

The building under reference is having Stilt + 3 Podiums + 21 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 Residential purpose. 19th Floor is having 8 Residential Flat. The building is having 4 lifts.



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Residential Flat:

The Residential Flat under reference is situated on the 19th Floor It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + Dry Balcony Area + Balcony area. (i.e., 1 BHK + 1 Toilet.). Along with One Stilt Car Parking Space. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 22nd August 2024

The Carpet Area of the Residential Flat	:	400.00 Sq. Ft.
-----------------------------------------	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2023 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	440.00 Sq. Ft. X ₹ 2,700.00 = ₹ 11,88,000.00
Depreciation $\{(100 -) \times (1 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 74,360/- per Sq. M. i.e. ₹ 6,908/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 22nd August 2024	:	400.00 Sq. Ft. X ₹ 11,500 = ₹46,00,000.00

(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)

Fair value of the property as on 22nd August 2024	:	₹ 46,00,000.00 - ₹ 0.00 = ₹ 46,00,000.00
Total Value of the property	:	₹46,00,000.00
The realizable value of the property	:	₹41,40,000.00
Distress value of the property	:	₹36,80,000.00
Insurable value of the property (440.00 X 2,700.00)	:	₹11,88,000.00
Guideline value of the property (440.00 X 6908.00)	:	₹30,39,520.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1904, 19th Floor, Wing - B, "**Versatile Valley**", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, State - Maharashtra, India for this particular purpose at **₹ 46,00,000.00 (Rupees Forty Six Lakhs Only)** as on 22nd 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 **22nd August 2024** is **₹ 46,00,000.00 (Rupees Forty Six Lakhs Only)** Value varies with time and



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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- VALUATION

I, hereby declare that

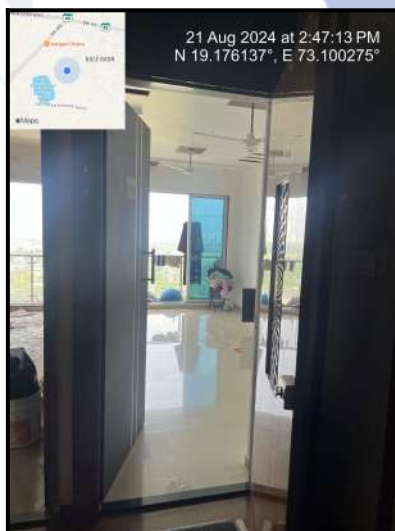
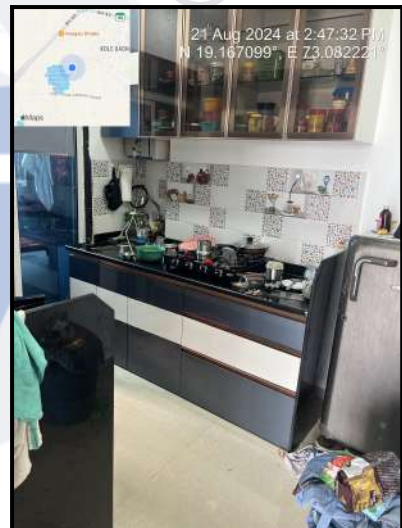
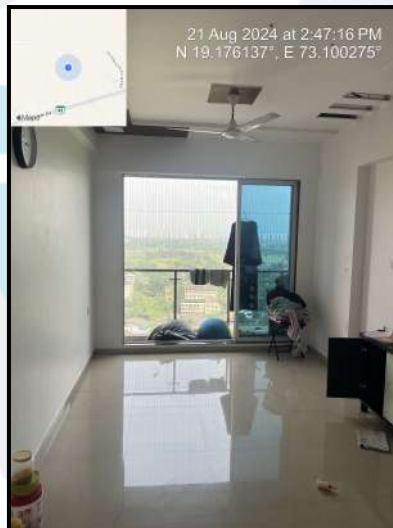
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

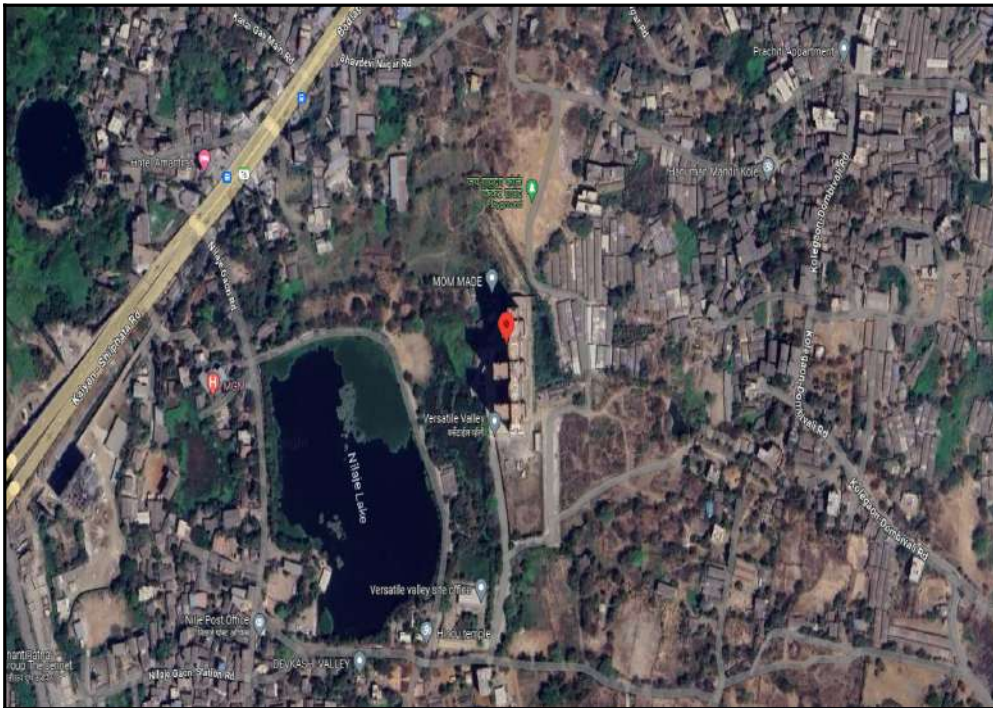
Technical details		Main Building	
1	No. of floors and height of each floor	:	Stilt + 3 Podiums + 21 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 19 th Floor
3	Year of construction	:	2023 (Approx.)
4	Estimated future life	:	59 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	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .
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 plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <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>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: 4 Lifts										
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										

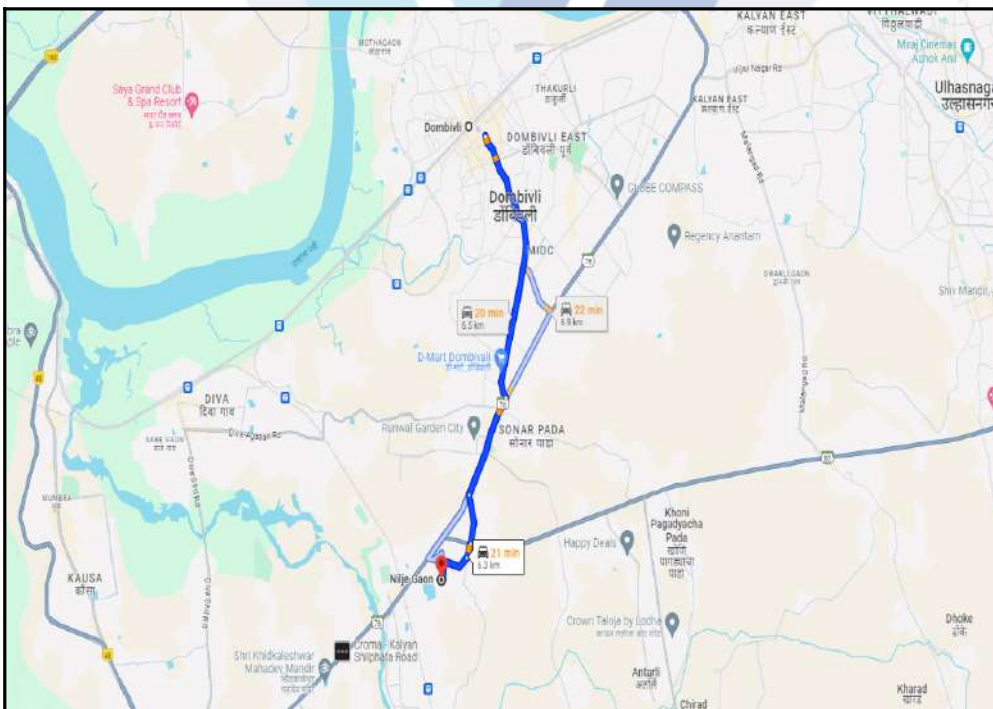
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'2.3"N 73°4'57.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 6.3 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : NILJE 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	Land, Properties touching Gaothan (Residential Zone)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
41	41/118	20500	67600	85500	101100	85500
Survey No. 1,3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 112, 113, 114, 115, 116, 117, 118, 119, 120, 198, 199, 200, 230						

Stamp Duty Ready Reckoner Market Value Rate for Flat	67600			
Increase by 10% on Flat Located on 19 th Floor	6760			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	74,360.00	Sq. Mtr.	6,908.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	20500			
The difference between land rate and building rate(A-B=C)	53,860.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	74,360.00	Sq. Mtr.	6,908.00	Sq. Ft.

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	Versatile Valley		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	440.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,148.00	₹10,134.00	-

The screenshot displays the Square Yards website interface for the Versatile Valley project. The main content area includes:

- Versatile Valley - RERA Details:** Project RERA Reg. P51700003860, P51700016452; Square Yards RERA Reg. A51800000454.
- Versatile Valley - Price List:**

Unit Type	Area	New Home Price*
1 BHK 392 Sq. Ft. Apartment	392 Sq. Ft. (Carpet)	₹ 43.70 Lac
1 BHK 400 Sq. Ft. Apartment	400 Sq. Ft. (Carpet)	₹ 44.59 Lac
2 BHK 669 Sq. Ft. Apartment	669 Sq. Ft. (Carpet)	₹ 74.57 Lac
2 BHK 600 Sq. Ft. Apartment	600 Sq. Ft. (Carpet)	₹ 66.88 Lac
2 BHK 1010 Sq. Ft. Apartment	1010 Sq. Ft. (Carpet)	₹ 1.13 Cr
- Versatile Valley - Floor Plans & Layout:** A section with filters for 1 BHK and 2 BHK units.

On the right side, there are promotional banners:

- Prime Member:** Cashbacks and discounts worth ₹75,000. Benefits include cashback on new property, discount on home interiors, loan processing fee waiver, and complimentary valuation.
- Interior Services:** Enjoy ₹25,000 Off on Interior Services for a Limited Time. Benefits include lowest prices guaranteed, 10-year warranty, and timely delivery assurance.

Property	Versatile Valley		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	440.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,250.00	₹10,227.00	-

Sale Instances

Property	Versatile Valley, Dombivali East		
Source	Index no.2		
Floor	11th		
	Carpet	Built Up	Saleable
Area	412.00	453.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,408.00	₹10,371.00	-

708772 21-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 7087/2023 नोंदणी : Regn:63m
गावाचे नाव : निळजे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3214000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे निळजे येथील जुना स नं 11,नवीन स नं 12,हि नं 9,जुना स नं 13,नवीन स नं 14,जुना स नं 14,नवीन स नं 15,जुना स नं 15,नवीन स नं 16,जुना स नं 16,नवीन स नं 17,हि नं 1 अ,जुना स नं 16,नवीन स नं 17,हि नं 1 ब या जमीन मिळकतीवरील व्हर्सटाईल व्हॅली या इमारतीमधील निवासी सदनिका क्र. 1104,अकरावा मजला,डी विंग,क्षेत्र 38.29 चौ मी कारपेट(रेरा नं. पी51700003860)((Survey Number : old s no 11, new s no 12, h no 9, old s no 13, new s no 14, old s no 14,new s no 15, old s no 15, new s no 16, old s no 16, new s no 17, h no 1 a, old s no 16, new s no 17, h no 1 b ;))	
(5) क्षेत्रफळ	38.29 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे व्हर्सटाईल डेव्हलपर्स तर्फे भागीदार आनंद एम ठक्कर यांचे कु मु धारक म्हणून तेजस भाटे वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: निळजे ग्राम पंचायत ऑफिस जवळ, निळजे, ता कल्याण, जि ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AALFP2711N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बालाजी - गोविंदस्वामी वय:-41; पत्ता:-प्लॉट नं: 2/11 बी विंग, माळा नं: -, इमारतीचे नाव: गोल्डन व्हॅली को ऑप होसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: कॅनरा बँक समोर कॅलिना सांताक्रुझ मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-DPCPG0961J	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7087/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	329000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Property	Versatile Valley, Dombivali East		
Source	Index no.2		
Floor	21st		
	Carpet	Built Up	Saleable
Area	634.00	760.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,830.00	₹9,858.00	-

434972 21-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 3 दस्त क्रमांक : 4349/2023 नोदणी : Regn:63m
गावाचे नाव : निळजे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4989200	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे निळजे येथील जुना स नं 11, नवीन स नं 12, हि नं 9, जुना स नं 13, नवीन स नं 14, जुना स नं 14, नवीन स नं 15, जुना स नं 15, नवीन स नं 16, जुना स नं 16, नवीन स नं 17, हि नं 1 अ, जुना स नं 16, नवीन स नं 17, हि नं 1 ब या जमीन मिळकतीवरील व्हर्सटाईल व्हॅली या इमारतीमधील निवासी सदनिका क्र. 2101, एकविसावा मजला, डी विंग, क्षेत्र 58.09 चौ मी कारपेट (रेरा नं. पी51700003860) (Survey Number : old s no 11, new s no 12, h no 9, old s no 13, new s no 14, old s no 14, new s no 15, old s no 15, new s no 16, old s no 16, new s no 17, h no 1 a, old s no 16, new s no 17, h no 1 b. ;))	
(5) क्षेत्रफळ	58.09 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे व्हर्सटाईल डेव्हलपर्स तर्फे भागीदार आनंद एम ठक्कर यांचे कु मु धारक म्हणून तेजस भाटे वय:- 41 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: निळजे ग्राम पंचायत ऑफिस जवळ, निळजे, ता कल्याण, जि ठाणे, महाराष्ट्र, THANE. पिन कोड:- 421204 पॅन नं:- AALFP2711N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिनेश सिंह घिसु सिंह राजपुरोहित वय:- 33; पत्ता:- प्लॉट नं: 330, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मंदिर रोड, शिव मंदिर जवळ, शिव नगर, पाली मारवर, राजस्थान, राजस्थान, पाली. पिन कोड:- 306401 पॅन नं:- ASYPR2448B	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2023	
(10) दस्ता नोंदणी केल्याचा दिनांक	27/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4349/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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 **₹ 46,00,000.00 (Rupees Forty Six Lakhs 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



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