

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury**
Name of Owner : **Mr. Bablu Namdev Navratne**

Commercial Shop No. 05, Ground Floor, Wing - A, "**Ravi Kiran Co-Op. Hsg. Soc. Ltd.**",
New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan,
District - Thane, Dombivli, PIN - 400 062, State - Maharashtra, India.

Latitude Longitude : 19°11'33.2"N 73°5'14.7"E

Intended User:

Cosmos Bank
Mulund (West) Branch

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),
Mumbai - 400 080, State - Maharashtra, Country - India.

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 Commercial Shop No. 05, Ground Floor, Wing - A, "**Ravi Kiran Co-Op. Hsg. Soc. Ltd.**", New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, State - Maharashtra, India belongs to **Mr. Bablu Namdev Navratne**. Name of Proposed Purchaser is **Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury**.

Boundaries of the property

North : B - Wing
South : Navneet Nagar Road
East : Omkar Heights CHSL
West : Vastu Shurushti CHSL

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 **₹ 37,46,400.00 (Rupees Thirty Seven Lakhs Forty Six Thousands Four 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.**

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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Commercial Shop No. 05, Ground Floor, Wing - A, "Ravi Kiran Co-Op. Hsg. Soc. Ltd.", New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, 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 30.09.2024 for MSME Loan Purpose.
1	Date of inspection	21.09.2024
3	Name of the owner / owners	Mr. Bablu Namdev Navratne
	Name of the proposed purchaser	Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Shop No. 05, Ground Floor, Wing - A, "Ravi Kiran Co-Op. Hsg. Soc. Ltd.", New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, State - Maharashtra, India. Contact Person : Mr. Sainath Navratne (Seller's Brother) Contact No. 9594776788
6	Location, Street, ward no	Village - Bhopar, Dombivli (East) District - Thane
7	Survey / Plot No. of land	Hissa No - 3 (Part) of Village - Bhopar New Survey No - 33
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
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 157.50 (Area as per Site measurement) Carpet Area in Sq. Ft. = 147.00 (Area As Per Approved Building Plan) Built Up Area in Sq. Ft. = 176.40 (Carpet Area + 20%) Built Up Area in Sq. Ft. = 240.00 (Area As Per Draft Agreement)
13	Roads, Streets or lanes on which the land is abutting	Village - Bhopar, Dombivli (East) Taluka - Kalyan, District - Thane, Pin - PIN - 400 062
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,600.00 (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	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 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
<p>Remark:</p> <ol style="list-style-type: none"> Property Tax and electricity bill for commercial property not available at the time visit. As discussed it will be taken by Proposed Purchaser. As per our physical measurement Carpet area is 158.00 Sq. Ft. As per Approved Plan Carpet area is 147.00 Sq. Ft. and as per Draft Agreement Built up area is 240.00 Sq. Ft. For the purpose of valuation we have considered least area i.e. area as per Approved Plan. Copy of Approved Plan, Commencement Certificate is issued by Jilha Parishad Thane. Occupancy Certificate is issued by Samanya Prashasan Gram Panchayat Vibhag, Jilha Parishad Thane. 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 30.09.2024 for Commercial Shop No. 05, Ground Floor, Wing - A, "**Ravi Kiran Co-Op. Hsg. Soc. Ltd.**", New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, State - Maharashtra, India belongs to **Mr. Bablu Namdev Navratne**. Name of Proposed Purchaser is **Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury**.

We are in receipt of the following documents:

1)	Copy of Draft Agreement between Mr. Bablu Namdev Navratne(The Transferor) And Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury(The Transferee).
2)	Copy of Approved Building Plan No.82 Dated 27.06.2007Jilha Parishad Thane.
3)	Copy of Occupancy Certificate No.JA. KR. SAPRAV / GRAM / PRADHIKARAN / BA. V. PU 218 / 2017 Dated 04.03.2017 issued by Samanya Prashasan Gram Panchayat Vibhag, Jilha Parishad Thane..

Location

The said building is located at Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, PIN - 400 062. The property falls in Commercial Zone. It is at a traveling distance 3.7 KM from Dombivali Railway Station.



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Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 11 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor This Commercial Shop is Vitrified Tile Flooring, Aluminium frame Glass door with MS Rolling Shutter, N.A., Concealed Electrification etc.

Valuation as on 30th September 2024

The Carpet Area of the Commercial Shop	:	147.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	176.40 Sq. Ft. X ₹ 2,500.00 = ₹ 4,41,000.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 46,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,080/- per Sq. M. i.e. ₹ 6,139/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 63,127/- per Sq. M. i.e. ₹ 5,865/- per Sq. Ft.
Value of property as on 30th September 2024	:	147.00 Sq. Ft. X ₹ 25,800 = ₹37,92,600.00

(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 30th September 2024	:	₹ 37,92,600.00 - ₹ 46,200.00 = ₹ 37,46,400.00
Total Value of the property	:	₹₹ 37,46,400.00
The realizable value of the property	:	₹33,71,760.00
Distress value of the property	:	₹29,97,120.00
Insurable value of the property (240.00 X 2,500.00)	:	₹6,00,000.00
Guideline value of the property (176.40 X 5865.00)	:	₹10,34,586.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 05, Ground Floor, Wing - A, "Ravi Kiran Co-Op. Hsg. Soc. Ltd.", New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, State - Maharashtra, India for this particular purpose at **₹ 37,46,400.00 (Rupees Thirty Seven Lakhs Forty Six Thousands Four Hundred Only)** as on 30th September 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 **30th September 2024** is **₹ 37,46,400.00 (Rupees Thirty Seven Lakhs Forty Six Thousands Four Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- 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	:	Part Ground + Part Stilt + 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	:	2017 (As per occupancy certificate)
4	Estimated future life	:	53 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.



Since 1989

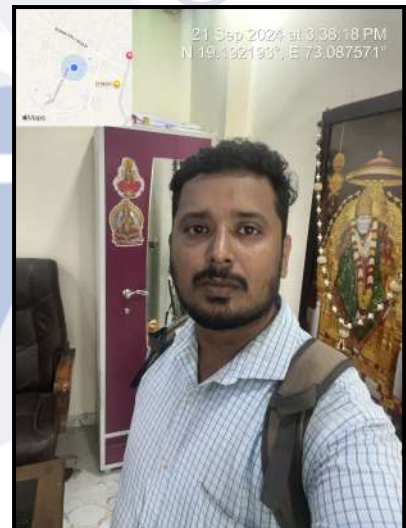
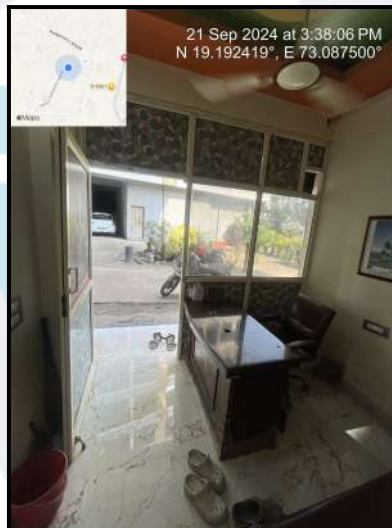
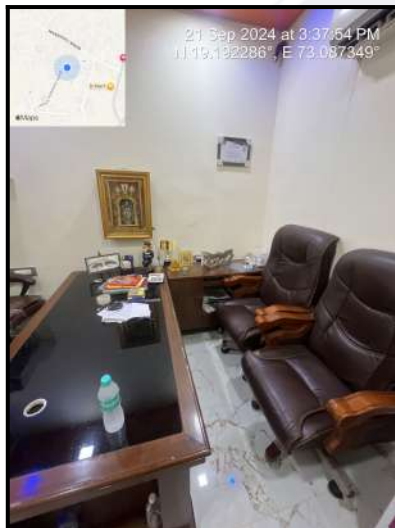
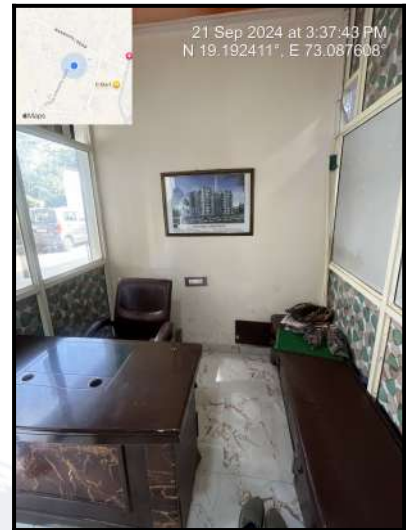
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Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed Electrification
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	: Good
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	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC 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

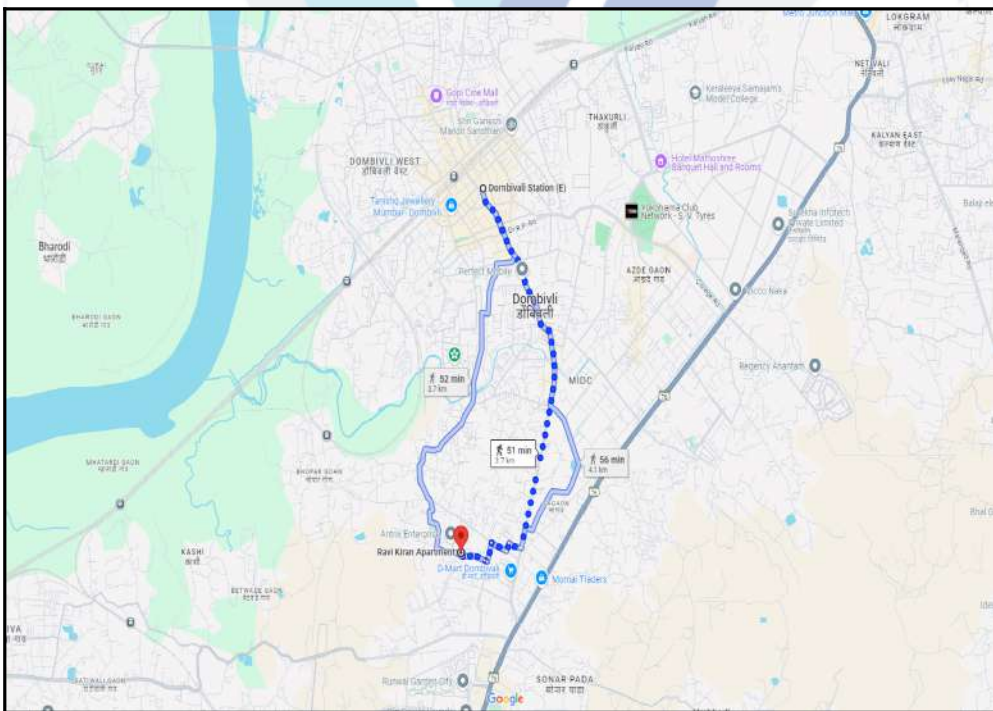
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°11'33.2"N 73°5'14.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 3.7 KM).

Ready Reckoner Rate

DIVISION / VILLAGE : BHOPER 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 of Village Bhoper (Residential)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
45	45/140	23900	55900	68900	82600	68900
Survey No. 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 233, 234, 235, 236, 237, 238, 242, 243, 256, 258, 259						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	82600			
Increase by 80% on Shop Located on Ground Floor	16520			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	66,080.00	Sq. Mtr.	6,139.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23900			
The difference between land rate and building rate(A-B=C)	42,180.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	63,127.00	Sq. Mtr.	5,865.00	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	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	233.33	280.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹30,858.00	₹25,714.00	-



Shop In Dombivli, Mumbai For Sale
Desale Pada, Shani Dev Mandir dombivli east

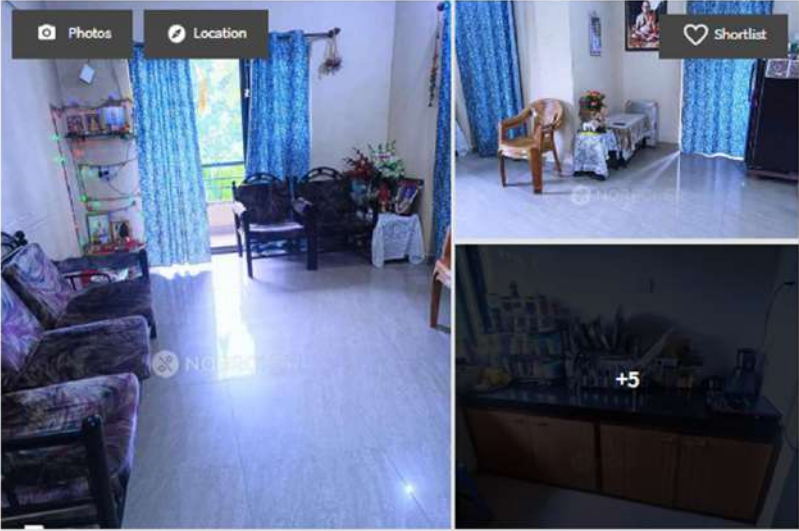
₹ 72 Lacs
25,714 / Sq.Ft

₹ 54,067/Month
Estimated EMI

280 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Desale pada / Shops for Sale in Desale pada / Prope...



Shop <small>Property Type</small>	Public <small>Parking</small>
Freehold <small>Ownership Type</small>	Ground Floor <small>Off Total 5 Floors</small>
Unfurnished <small>Furnishing</small>	1 To 5 Year <small>Age of Property</small>
Jul 17, 2024 <small>Posted On</small>	Immediately <small>Available From</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: D Mart Dombivli | Prasad Food Divine | Domino's Pizza | Annapurna Family Restaurant And Bar

Reputed Vedant Apartment

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

0

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Amenities

Power Backup Full

Washroom(s) Shared

Security

Lift Common

Water Storage Facility NA

Similar Properties

Shop in Dombivli, Mumb...

Shoper Rd, Shanti Niketan

Within 1 km

Price: ₹65 Lacs | Area: 400 sqft

Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	242.50	291.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,804.00	₹22,337.00	-

Pay Rent
Post Your Property
New
Trupti Parmani

Shop In , Dombivli East, Mumbai F...
Bhopar Rd., Guardian School

₹ 65 Lacs
22,337 / Sq.Ft

₹ 48,810/Month
Estimated EMI

291 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Desale pada / Shops for Sale in Desale pada / Prope...

Photos
Location

Nearby: Shree Sai Raj Park
AIMS Hospital
Gopi Cine Mall
Sai Balaji Park
NEW ROYAL CHEMIST

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Apr 8, 2024
Posted On

Public
Parking

Ground Floor
Of Total 6 Floors

5 To 10 Year
Age of Property

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

10

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Amenities

Power Backup Full

Washroom(s) No Washroom

Security

Lift None

Water Storage Facility NA

Similar Properties

Shop in Dombivli, Mumb...

Bhopar Rd, Shanti Niketan

Within 5 km

Price ₹65 Lacs Area 400 sqft

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	183.33	220.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,909.00	₹9,091.00	-

9/25/24, 2:44 PM	igr_12138	
12138507 27-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्ता क्रमांक : 12138/2021 नोंदणी : Regn:63m
गावाचे नाव : भोपर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1688220.1	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे - भोपर,सर्वे नं. 34,भोपर देसले पाडा,लोढा हेरिटेज जवळ,नवनीत नगर रोड,डोंबिवली पूर्व,या मिळकतीवरील शिवम पॅराडाईज बिल्डिंग मधील दुकान नं. 14,ए विंग तळ मजला क्षेत्रफळ 220 चौरस फूट बांधीव((HISSA NUMBER : 4 ; Survey Number : 34 ;))	
(5) क्षेत्रफळ	220 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात 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:-सुभाष शाम पाटील - - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 245, भोपर गाव, नांदिवली रोड, हनुमान मंदिर जवळ, भोपर, निळजे, ता.कल्याण, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं.-.AUSPP6162E 2): नाव:-मान्यता देणार - मेसर्स शिवम बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार शोभाराम वेनाजी चौधरी - - वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: शॉप नं. 1, श्री समर्थ कृपा बिल्डिंग. नं 2, वरचा पाडा, सागाव, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं.-.ADTF3804Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चेतन पुरुषोत्तम पुरोहित - - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 5, गणपत निवास, लक्ष्मी नैरकर रोड, संगीतावाडी जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-.BWTTP4510N	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	26/10/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	12138/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(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.	
https://staging.vastukala.co.in:8889/igrSearch/6863c5f0ce53f56b0d0fd750		
	7/1	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th September 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 **₹ 37,46,400.00 (Rupees Thirty Seven Lakhs Forty Six Thousands Four Hundred 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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An ISO 9001 : 2015 Certified Company

