

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.

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- | | | | |
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Vastu/Mumbai/09/2024/011349/2308430

30/1-436-BHVS

Date: 30.09.2024

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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.30 12:35:53 +05'30'

Auth. Sign.

Director



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	



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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 law?	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> <p>1. Property Tax and electricity bill for commercial property not available at the time visit. As discussed it will be taken by Proposed Purchaser.</p> <p>2. 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.</p> <p>3. 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.</p>		

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 27.06.2007 Jilha 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 Dombivli 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 Electrificationetc.

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



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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.



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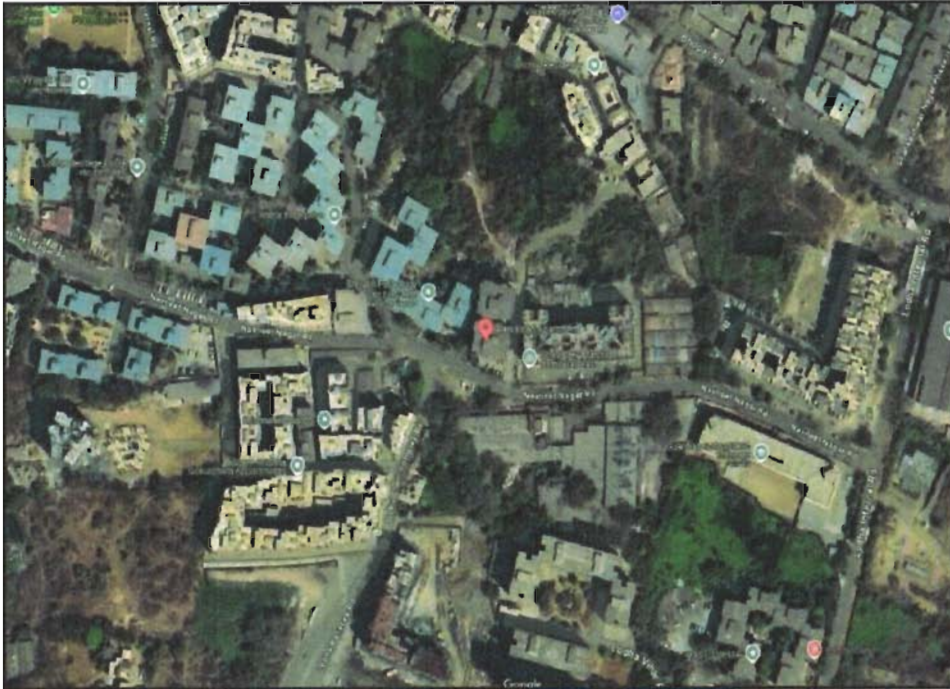
Technical details**Main Building**

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 (Dombivali - 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 Dombivli 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, 230, 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

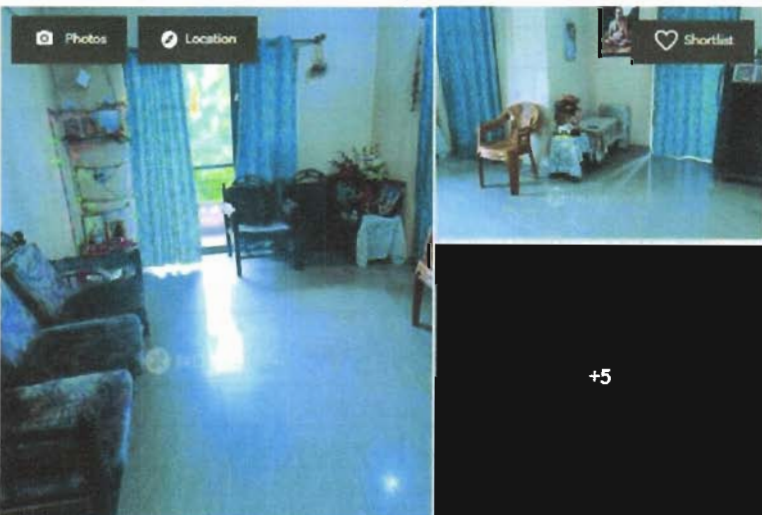
₹ 54,067/Month
Estimated EMI/v

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 ...

Photos
Location



+5

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Jul 17, 2024
Posted On

Public
Viewing

Ground Floor
On the 3 Floors

1 To 5 Year
Age of Property

Immediately
Availability From

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

New




Create Agreement

New




Check Loan Eligibility


New



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

0

Unique Views

0


Shortlists


0


Contacted


Powered By: NBBEstimate


Amenities

 Power Backup Full


 Washroom(s) Shared

 Security

 Lift Common

 Water Storage Facility NR


Similar Properties



Shop in Dombivli, Mumb...
Shree Ad. Shree Akash

2000 Sq. Ft.

Price: ₹65 Lacs Area: 400 sqft



Shop in , Dombivli East, ...

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	-

NOBROKER | Pay Rent | Post Your Property | Trust Permanent | Menu

Shop In , Dombivli East, Mumbai F...
 Commercial Buy | Bhopal Rd., Guardian School

₹ 65 Lacs | ₹ 48,810/Month | 291 Sq.Ft.
22,337 / Sq.Ft. Estimated EMI / Built Up Area

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

Photos | Location | Shortlist

Shop | Public | Freehold | Ground Floor | Unfurnished | 5 To 10 Year | Apr 8, 2024 | Immediately

Get Owner Details | Report what was not correct in this property

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

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Amenities

- Power Backup Full
- Washroom(s) No Washroom
- Security
- Lift None
- Water Storage Facility RA.

Activity On This Property

10 Unique Views | 0 Shortlists | 0 Contacted

Similar Properties

Shop in Dombivli, Mumb...
 Bhopal Rd. Guardian School
 ₹ 65 Lacs | 291 Sq.Ft.



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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 र_12138

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गावाचे नाव : भिपर		
(1)दिलेला प्रकार	करारनामा	
(2)मोबदला	2000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	1688220.1	
(4) भू-मापन,घोटहिसा व परतमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :- इतर माहिती: मौजे - भोपर सर्वे नं. 34,भोपर देसले पाडा,लोडा हेरिटेज जवळ नवनीत नगर रोड,डोंबिवली पूर्व या भिळकतीवरील शिवम पॅराडाईज विलिंग 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 ट्रेप्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव -सुभाष गणम वाटील - - वय -44 वसा -प्लॉट नं. - , माळे नं. - ,दुमारीचे नाव - , ब्लॉक नं. - , रोड नं. 245, भोपर गाव, नॉटिवनी रोड, हनुमान मंदिर जवळ, भोपर, निळवे, ता.कल्याण, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड -421204 पॅन नं.-AUSPF6140E 2). नाव -मान्यता देणार - मेसर्स शिवम विलिंग अँड डेव्हलपर्स सर्वे भार्गीदार घोभासम येनाजी चौधरी - - वय -49 वसा -प्लॉट नं. - , माळे नं. - ,दुमारीचे नाव - , ब्लॉक नं. - , रोड नं. प्लॉट नं. 1, श्री समर्थ कृपा विलिंग, नं 2, वनका छाडा, सागाव, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड -421201 पॅन नं.-ADTF53804Q	
(8)दस्तऐवज करून देणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव - वीतन पुरुशीलम पुणेसिल - - वय -30; पत्ता -प्लॉट नं. - , माळे नं. - ,दुमारीचे नाव - , ब्लॉक नं. - , रोड नं. 5, मधुपत निवास, लक्ष्मी नेकरकर रोड, संगीतावडी जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड -421201 पॅन नं.-BWTFF44510N	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2021	
(10)दस्ता नोंदणी केल्याचा दिनांक	26/10/2021	
(11)अनुक्रमांक, शीट व पृष्ठ	12138/2021	
(12)बाजारभावामागे मुद्रांक शुल्क	120000	
(13)बाजारभावामागे नोंदणी शुल्क	20000	
(14)बेरा		
पुनर्विक्रमासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुचीट :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.com:8550/ig/Search/01E30f60e22f60b0d06755f

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 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.



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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.

**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: 2024.09.30 12:36:03 +05'30'

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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