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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Gaurav Khyalilal Jain**

Commercial Shop No. 8, Ground Floor, "**New Swapna Lok Co-op. Hsg. Soc. Ltd.**", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India.

Latitude Longitude : 19°18'32.2"N 72°51'42.8"E

### Intended User:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 8, Ground Floor, "**New Swapna Lok Co-op. Hsg. Soc. Ltd.**", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India belongs to **Shri. Gaurav Khyalilal Jain.**

Boundaries	:	Building	Shop
North	:	'B' Wing of Swapnalok CHSL	Shop No. 7
South	:	Shiv Kripa Chawl	Building Entrance Gate
East	:	Sundar Darshan Building	Entrance of Shop No. 8
West	:	Internal Road	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 **₹ 16,12,800.00 (Rupees Sixteen Lakhs Twelve Thousands Eight Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.19 14:51:32 +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/87/2022-23

Encl.: Valuation report

### Our Pan India Presence at :

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- 📍 Raipur
- 📍 Jaipur

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Commercial Shop No. 8, Ground Floor, "New Swapna Lok Co-op. Hsg. Soc. Ltd.", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, 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 19.10.2024 for Housing Loan Purpose.
1	Date of inspection	16.10.2024
3	Name of the owner / owners	<b>Shri. Gaurav Khyalilal Jain</b>
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	<b>Address:</b> Commercial Shop No. 8, Ground Floor, "New Swapna Lok Co-op. Hsg. Soc. Ltd.", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Gaurav Jain (Owner) Contact No. 8691830824
6	Location, Street, ward no	Navghar Road Village - Khari, District - Thane
7	Survey / Plot No. of land	Village - Khari New Survey No - 75, Hissa No. 8 Old Survey No - 197
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, Taxis, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 97.35</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 128.00</b> <b>(Area As Per Agreement for sale)</b>



13	Roads, Streets or lanes on which the land is abutting	Village - Khari, Taluka - Thane, District - Thane, Pin - PIN 401 105
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?	Owner Occupied - Shri. Gaurav Khyalilal Jain
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Gaurav Khyalilal Jain
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,800.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1999 (As per site information)
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>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch Branch to assess Fair Market Value as on 19.10.2024 for Commercial Shop No. 8, Ground Floor, "New Swapna Lok Co-op. Hsg. Soc. Ltd.", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India belongs to **Shri. Gaurav Khyalilal Jain**.

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

1)	Copy of Agreement for sale Registration No.17900/2024 Dated 04.10.2024 between Mrs. Suvarnalatha Nishikant Shetty(The Transferor) And Shri. Gaurav Khyalilal Jain(The Transferee).
2)	Copy of Share Certificate No.089 Dated 11.12.2022in the name of Mrs. Suvarnalatha Nishikant Shetty..

### Location

The said building is located at Village - Khari, Taluka - Thane, District - Thane, PIN 401 105. The property falls in Commercial Zone. It is at a traveling distance 1.2 km. from Bhayandar Railway Station.

### Building

The building under reference is having Ground + 3 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 Normal. The building is used for Commercial purpose. Ground Floor is having 8 Commercial Shop. The building is without lift.

### Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is having single unit used as godown. This Commercial Shop is Vitrified tiles flooring, MS Rolling Shutter, N.A., Concealed Electrical Wiringetc.

### Valuation as on 19th October 2024

The Built Up Area of the Commercial Shop	:	128.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1992 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Years



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Cost of Construction	:	128.00 Sq. Ft. X ₹ 2,500.00 = ₹ 3,20,000.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$	:	48.00%
Amount of depreciation	:	₹ 1,53,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,01,800/- per Sq. M. i.e. ₹ 9,458/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 77,704/- per Sq. M. i.e. ₹ 7,219/- per Sq. Ft.
Value of property	:	128.00 Sq. Ft. X ₹ 13,800 = ₹17,66,400
Total Value of property as on 19th October 2024	:	₹17,66,400.00

(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 19th October 2024</b>	:	<b>₹ 17,66,400.00 - ₹ 1,53,600.00 = ₹ 16,12,800.00</b>
<b>Total Value of the property</b>	:	<b>₹ 16,12,800.00</b>
<b>The realizable value of the property</b>	:	<b>₹14,51,520.00</b>
<b>Distress value of the property</b>	:	<b>₹12,90,240.00</b>
<b>Insurable value of the property (128.00 X 2,500.00)</b>	:	<b>₹3,20,000.00</b>
<b>Guideline value of the property (128.00 X 7219.00)</b>	:	<b>₹9,24,032.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 8, Ground Floor, "New Swapna Lok Co-op. Hsg. Soc. Ltd.", Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India for this particular purpose at **₹ 16,12,800.00 (Rupees Sixteen Lakhs Twelve Thousands Eight Hundred Only)** as on 19th October 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 **19th October 2024** is **₹ 16,12,800.00 (Rupees Sixteen Lakhs Twelve Thousands Eight 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



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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 + 3 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	: 1992 (As per agreement)
4	Estimated future life	: 28 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: MS Rolling Shutter, N.A., .
10	Flooring	: Vitrified tiles flooring.
11	Finishing	: Cement Plastering.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed Electrical Wiring
	(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.	:





## Actual Site Photographs

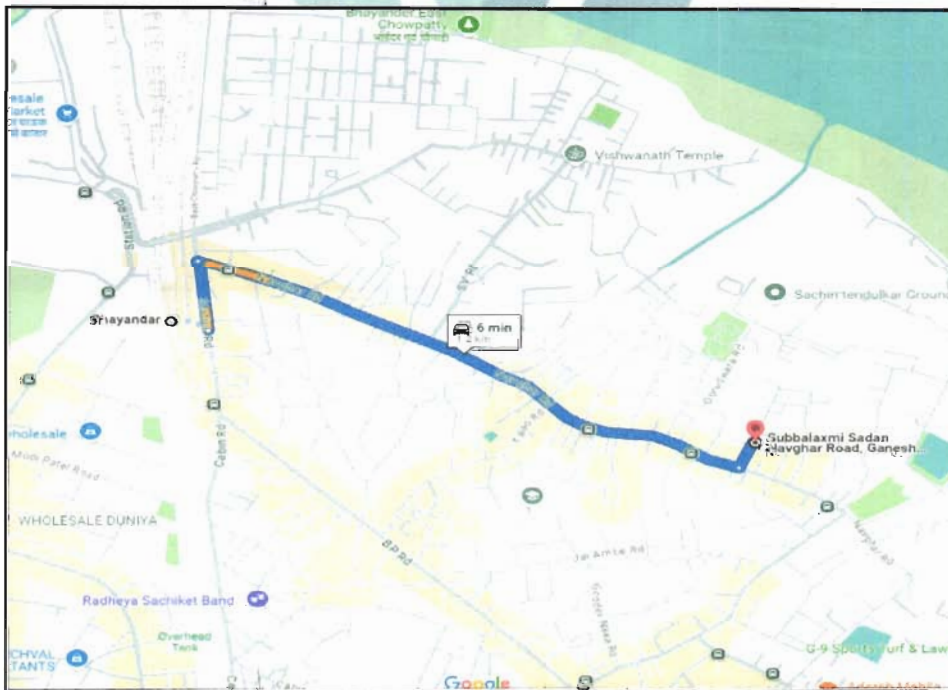




## Route Map of the property



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



**Longitude Latitude: 19°18'32.2"N 72°51'42.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Bhayandar - 1.2 km.).



## Ready Reckoner Rate

DIVISION / VILLAGE - KHARI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'D'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land (K) All the Properties on North of Navghar Road upto Creek, Except Properties Facing Navghar Road in village khari					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/15	26500	81400	93700	101800	93700
Survey No. 12, 13, 14, 15, 16, 17, 18, 19B, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 40, 41, 42, 43, 44, 45, 46, 52, 63, 64, 65, 66, 67, 71, 73, 74, 75, 76, 77, 78, 80, 81						
<input type="button" value="Compare With Previous Year"/> <span style="float: right;">+</span>						

Stamp Duty Ready Reckoner Market Value Rate for Shop	101800			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,01,800.00</b>	<b>Sq. Mtr.</b>	<b>9,458.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	26500			
The difference between land rate and building rate(A-B=C)	75,300.00			
Percentage after Depreciation as per table(D)	32%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>77,704.00</b>	<b>Sq. Mtr.</b>	<b>7,219.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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	Commercial Shop		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	175.00	210.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹18,286.00	₹15,238.00	-

**NOBROKER**

Shop In Mira Bhayandar, Mumb...  
 Commercial Buy  
 Bhayandar East, Near Sheetal Shopping Ce

₹ 32 Lacs  
15,238 - So Ft

₹ 24,029/Month  
Estimated EMI\*\*

210 Sq.Ft  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayandar-east / Shops for Sale in Bhayandar-east / Prope...

Photos Location Shortlist

Shop  
Property Type

Freehold  
Ownership Type

Unfurnished  
Furnishing

Sep 12, 2024  
Posted On

Public  
Raising

Ground Floor  
Of Total 2 Floors

More Than 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

Nearby: Mira Road Station, Kunjan Yoga And Wellness, Thunga Hospital, Raasaz Multiplex, Krishna Garden Excellency

**NoBroker Services**

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

**Amenities**

Power Backup, Need To Arrange, Washrooms, LIFT, None, Water Storage Cap...

Activity On This Property

19 Unique Views, 0 Shortlists, 0 Contacted

Powered By NBEstimate

**Similar Properties**

Shop in Bhayandar Ea...  
 Mumbai Vastu SP...  
 Within a km  
 Price: ₹32 Lacs, Area: 210 sq.ft

## Price Indicators

Property	Commercial Shop		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	83.33	100.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,001.00	₹15,000.00	-

Pay Rent
Post Your Property
Sign up
Login
Menu

**Shop in Bhayandar East, Mumb...**  
Commercial Buy  
Kharegaon, Near Ambe Mata Temple

**₹ 15 Lacs**  
15,000 / Sq Ft

**₹ 11,264/Month**  
Estimated EM

**100 Sq.Ft**  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayandar east / Shops for Sale in Bhayandar east / Prop...

Photos
Location
Shortlist

Request Photos

- Shop  
Property Type
- Freehold  
Ownership Type
- Unfurnished  
Furnishing
- Sep 19, 2024  
Posted On
- Public And Reserved  
Parking Slot
- Ground Floor  
Of Total 0 Floors
- More Than 10 Year  
Age of Property
- Immediately  
Available From

Get Owner Details
Report

Report what was not correct in this property

- Listed by Broker
- Sold Out
- Wrong info

Nearby: Maxus Mall | D Mart | Ramdev Park | Big Bazaar | Kanungo Estate

**NoBroker Services**

New  
  
**Create Agreement**

**Check Loan Eligibility**

New  
  
**Estimate Interiors Cost**

**Book Legal Services**

**Book Renovations**

**Activity On This Property**

27  
Unique Views

0  
Shortlists

1  
Contacted

Powered By: NBEstimate

**Amenities:**

**Power Backup Full**

**Lift None**

**Similar Properties**

**Shop in Pooja Nagar, ...**  
Cabin Cross Rd, Bhayander, Po  
Within 5 km

Price Area



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## Sale Instances

Property	Commercial Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	83.33	100.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,401.00	₹12,000.00	-

16310337 06-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे ? दस्त क्रमांक : 16310/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : खारी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	986598	
(4) भू-मापन,पोटहिससा व परक्रमांक(असल्यास)	1) घालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती : इतर माहिती: मीरा भाईदर महानगरपालिका मौजे खारी प्रभाग एल 2/ 18 जुना सर्व्हे क्र 136 नवीन सर्व्हे क्र 98 हिंसा क्र 7 दुकान क्र 21 तळ मजला पारसनाथ को ऑप हाऊसिंग सोसायटी लिमिटेड बी पी रोडे जैन मंदिराजवळ भाईदर पूर्व ठाणे 401105( ( Survey Number : Old Survey No.136 New Survey No. 98.7 ; ) )	
(5) क्षेत्रफळ	9.29 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-रामतल्लु रामाभिलाख लिवारी -- वय.-64 पत्ता:-प्लॉट नं. २०३/ए, माळी नं. दुसरा मजला, हमारतीचे नाव. सुमन आर्केड, ब्लॉक नं. - , रोड नं. नर्मदा नगर, कॅम्पिन कॉस रोड, महाराष्ट्र, ठाणे. पिन कोड.-401105 पॅन नं.-ADLPT4773E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-दयाशंकर त्रिजलाल मिश्रा वय.-58, पत्ता.-प्लॉट नं. बी७०२, माळी नं. सेव्हन पलीर, हमारतीचे नाव. रनुजा रामदेव पार्क को.ओप.हा.सो.लीमीटेड टाईप ए, ब्लॉक नं. - , रोड नं. इंदरलोक फेज-फोर , भायंदर ईस्ट , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-AJHDPM8619F 2): नाव.-अजितकुमार दयाशंकर मिश्रा वय.-32, पत्ता.-प्लॉट नं. बी७०२, माळी नं. सेव्हन पलीर, हमारतीचे नाव. रनुजा रामदेव पार्क को.ओप.हा.सो.लीमीटेड टाईप ए, ब्लॉक नं. - , रोड नं. इंदरलोक फेज-फोर , भायंदर ईस्ट , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-CCBPM6710J	
(9) दस्तावेज करून दिल्याचा दिनांक	05/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16310/2024	
(12)बाजारभावाप्रमाणे मुदांक शुल्क	84000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12000	

## Sale Instances

Property	Commercial Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	140.00	168.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,681.00	₹11,401.00	-

1531676 29-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्ता क्रमांक : 15316/2024 नोंदणी : Regn:03m
<b>गावाचे नाव : खारी</b>		
(1) विलेखाचा प्रकार	सेल सर्टिफिकेट	
(2) मोबदला	1915300	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घटतेदार ते नमुद करावे)	1589098	
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: नवीन सर्वे नं. 31/3 वर्णन विभागाचे नाव-मौजे गांव खारी क्रमांक 2 मिरा भाईदर महानगरपालिका,उपविभागाचे नाव -2/15-के-वार्ड भू-विभाग खारी गावातील मिळकती शॉप क्र. 03 तळ मजला,अनमोल को-ऑप. हौसिंग सोसायटी लिमिटेड,रजनी पार्क बी बिल्डिंग,नवघर क्रॉस रोड नं. 3,आर. एन. पी. पार्क,भाईदर पूर्व तालुका व जिल्हा ठाणे 401105. एकूण क्षेत्रफळ 15.61 चौ. मीटर बिल्टअप आहे(या दुकानचे विक्री प्रमाणपत्र तसेच दस्तात नमुद केले प्रमाणे)(( Survey Number : 31/3 ; ))	
(5) क्षेत्रफळ	15.61 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-ओमकारा एसेट रिकस्ट्रक्शन प्रायवेट लिमिटेड तर्फे अधिकृत आफिसर संकेत जोगरे वय:- पत्ता:-प्लॉट नं. -, माळी नं: 47, इमारतीचे नाव: कोहिनूर स्वयावर, आर डी गडकरी चौक दादर प. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:- AAAT08159N	
(8) दस्ताऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पल्लवी जतीन संखे वय:-40; पत्ता:-प्लॉट नं: 16, माळी नं. -, इमारतीचे नाव: लाजवंती अपार्टमेंट कमला पार्क, पालघर वेंस्ट, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401404 पॅन नं.-CLFPS6913J	
(9) दस्ताऐवज करून दिल्याचा दिनांक	26/07/2024	
(10) दस्ता नोंदणी केल्याचा दिनांक	07/08/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	15316/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	134100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19160	

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **19th October 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.



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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 **₹ 16,12,800.00 (Rupees Sixteen Lakhs Twelve Thousands Eight 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: 2024.10.19 14:51:49 +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/87/2022-23



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