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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar**

Residential Flat No. B-03, 1<sup>st</sup> Floor, "**Shah's Shatrunjay Apartment B Wing**", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - India.

Latitude Longitude : 19°55'23.2"N 73°49'31.6"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 :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| 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 Residential Flat No. B-03, 1<sup>st</sup> Floor, "**Shah's Shatrunjay Apartment B Wing**", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - India belongs to **Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar** .

Boundaries	:	Building	Flat
North	:	By Plot No. 02	By Marginal Space & Adj. Property
South	:	By Plot No. 05 Colony Road	By Flat No. B-04
East	:	By Colony Road	By Marginal Space & Flat No. B-06
West	:	By Adjoining Property	By Marginal Space

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 **₹ 26,95,500.00 (Rupees Twenty Six Lakhs Ninety Five Thousands Five 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

### Our Pan India Presence at :

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- Raipur
- Jaipur

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Residential Flat No. B-03, 1<sup>st</sup> Floor, "Shah's Shatrunjay Apartment B Wing", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - 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 21.10.2024 for Housing Loan Purpose.
1	Date of inspection	19.10.2024
3	Name of the owner / owners	<b>Mrs. Priti Milind Gangar &amp; Miss. Priyal Milind Gangar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. B-03, 1 <sup>st</sup> Floor, "Shah's Shatrunjay Apartment B Wing", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - India. <b>Contact Person :</b> Mrs. Varma Shah (Owner Reperesentative) Contact No. 9867738338
6	Location, Street, ward no	Lam Road Village - Beltagavhan,
7	Survey / Plot No. of land	Village - Beltagavhan, Plot No - 3+4 New Survey No - 33/ 3
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 625.91 (Area as per Site measurement) Carpet Area in Sq. Ft. = 599.00 (Area As Per Deed of Apartment)  Built Up Area in Sq. Ft. = 658.90 (Carpet Area + 10%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Beltagavhan, Pin - PIN Code-422 401

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 - Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar
	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 Deolali Cantonment - Deolali Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar
	(ii) Portions in their occupation	Fully Owner Occupied



	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	6,000.00 (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 Residential 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 – 2021 (As per occupancy certificate)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, FORT BRANCH Branch to assess Fair Market Value as on 21.10.2024 for Residential Flat No. B-03, 1<sup>st</sup> Floor, "**Shah's Shatrunjay Apartment B Wing**", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - India belongs to **Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar.**

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

1)	Copy of Deed of Apartment Dated 04.01.2024 between Mr. Kailas Madhukar Dhurjad, Mr. Vilas Haribhau Dhurjad & M/s. Shah Builders & Developers(The Developers) And Mrs. Priti Milind Gangar & Miss. Priyal Milind Gangar(The buyer).
2)	Copy of Occupancy Certificate No.3453/ BLD/ E-8/ 2438 Dated 17.08.2021 issued by Deolali Cantonment Board - Deolali.
3)	Copy of Approved Building Plan No.E-8/ 2438 Dated 17.08.2021 issued by Deolali Cantonment Board - Deolali.

### Location

The said building is located at bearing Plot No - 3+4 inVillage - BeltagavhanPIN Code-422 401. The property falls in Residential Zone. It is at a traveling distance 3.9 from Nashik Road Railway Station.

### Building

The building under reference is having Ground + 1 Upper Floor. 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. 1st Floor is having 4 Residential Flat. The building is having - lift.

### Residential Flat:

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + 2 Balcony + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood / Glass Door, Wooden frame openable widow with M. S. Grill, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

### Valuation as on 21st October 2024

The Carpet Area of the Residential Flat	:	599.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	3 Years
Cost of Construction	:	658.90 Sq. Ft. X ₹ 2,000.00 = ₹ 13,17,800.00
Depreciation $\{(100 - ) \times (3 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 22,230/- per Sq. M. i.e. ₹ 2,065/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 21st October 2024	:	599.00 Sq. Ft. X ₹ 4,500 = ₹28,95,500.00

(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 21st October 2024</b>	:	<b>₹ 28,95,500.00 - ₹ 0.00 = ₹ 26,95,500.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 26,95,500.00</b>
<b>The realizable value of the property</b>	:	<b>₹25,60,725.00</b>
<b>Distress value of the property</b>	:	<b>₹21,56,400.00</b>
<b>Insurable value of the property (658.90 X 2,000.00)</b>	:	<b>₹13,17,800.00</b>
<b>Guideline value of the property (658.90 X 1997.00)</b>	:	<b>₹13,15,823.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-03, 1<sup>st</sup> Floor, "**Shah's Shatrunjay Apartment B Wing**", Near Shree Dattamandir, Mauli Nagar, Plot No. 3+4, Lam Road, Village - Beltagavhan, Nashik, PIN Code-422 401, State - Maharashtra, Country - India for this particular purpose at **₹ 26,95,500.00 (Rupees Twenty Six Lakhs Ninety Five Thousands Five Hundred Only)** as on 21st 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 **21st October 2024** is **₹ 26,95,500.00 (Rupees Twenty Six Lakhs Ninety Five Thousands Five 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.



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**PART III- VALUATION**

I, hereby declare that

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

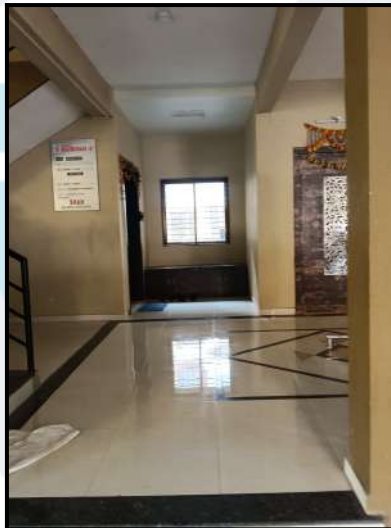
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 1 Upper Floor				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 2021 (As per occupancy certificate)				
4	Estimated future life	: 57 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 / Glass Door, Wooden frame openable widow with M. S. Grill, .				
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				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



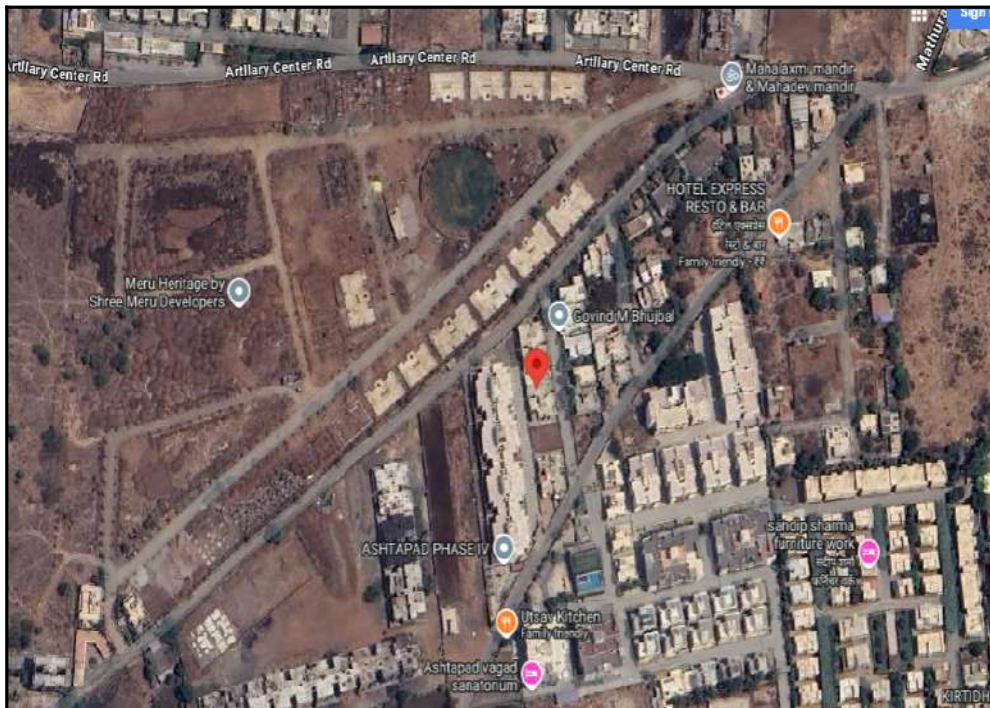
Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:
17	Compound wall Height and length Type of construction	:
18	No. of lifts and capacity	: Not Provided
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

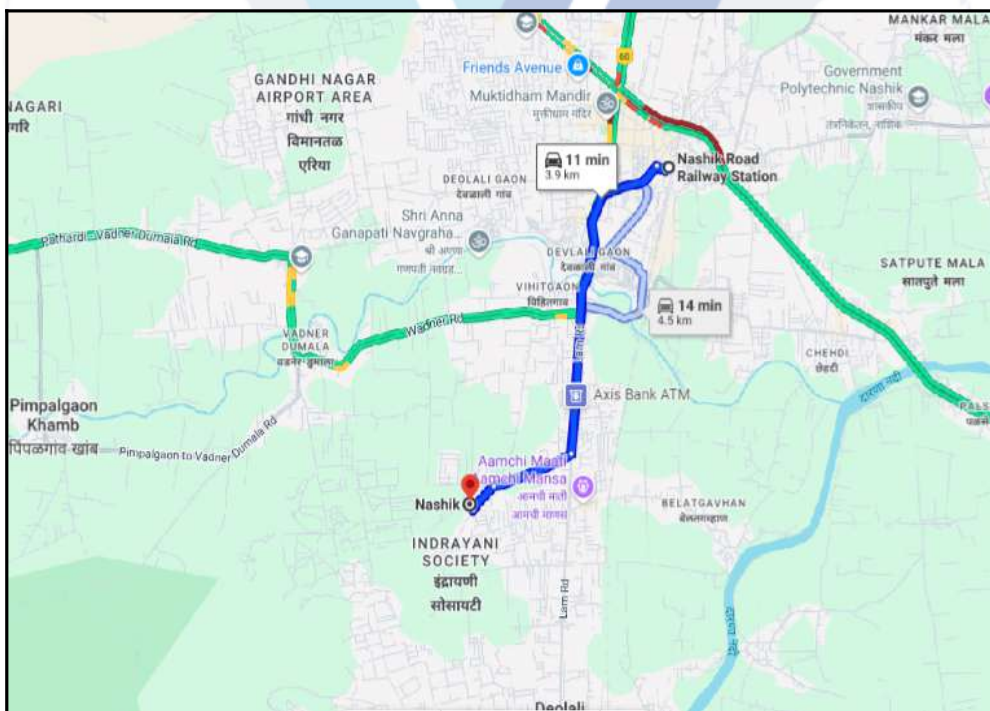




## Route Map of the property





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



**Longitude Latitude: 19°55'23.2"N 73°49'31.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nashik Road - 3.9).

## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	27/27.6	27.6-वाणिज्य बापर अंतर्गत रस्त्यावरील	45000	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.5	27.5-वाणिज्य बापर लॅम रस्त्यावरील	48500	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.4	27.4-कार्यालय अंतर्गत रस्त्यावरील	26500	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.1	27.1-सदनिका लॅम रस्त्यावरील	29000	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.2	27.2-सदनिका अंतर्गत रस्त्यावरील	23400	चौरस मीटर

12

Stamp Duty Ready Reckoner Market Value Rate for Flat	23400			
Decrease by 5% on Flat Located on 1 <sup>st</sup> Floor	1170			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>22,230.00</b>	<b>Sq. Mtr.</b>	<b>2,065.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7450			
The difference between land rate and building rate(A-B=C)	14,780.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>21,491.00</b>	<b>Sq. Mtr.</b>	<b>1,997.00</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%

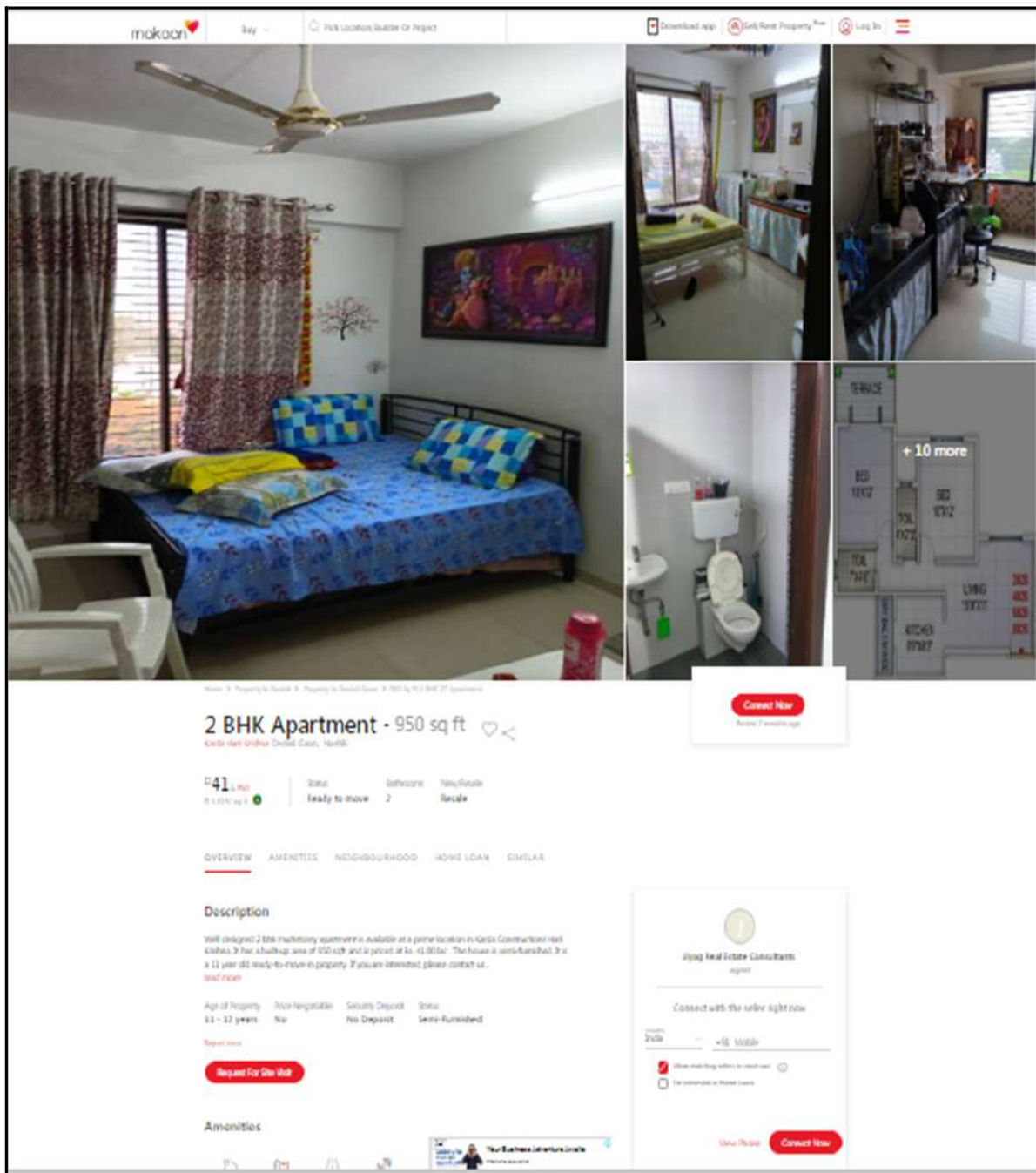
**Depreciation Percentage Table**

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	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	950.00	1,140.00	1,368.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹4,316.00	₹3,596.00	₹2,997.00



## Price Indicators

Property	Flat		
Source	RealEstateIndia		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	675.00	810.00	972.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹5,185.00	₹4,321.00	₹3,601.00

The screenshot displays a property listing on the RealEstateIndia website. The main heading is "1 BHK Apartment 801 Sq.ft. for Sale in Lam Road, Nashik" with Listing ID #1185419. Key features include 1 Bed, 2 Baths, 2 Balcony, and 801 Sq.ft. The price is listed as ₹ 35 Lac (₹ 3,889/Sq.ft.). The listing includes buttons for "ENQUIRY NOW" and "GET PHONE NO.", and a "REQUEST PHOTOS" button. Below the main listing is a "Property Overview" section with icons for Location (Lam Road, Nashik), Bedrooms (1 BHK), Bathrooms (2 Baths), Built Up Area (801 Sq.ft.), Carpet Area (550 Sq.ft.), Super Area (900 Sq.ft.), Ownership (Individual), Sale Type (New), Type (Flats), and Property on Floor (4th). A "Booking Amount" of 1 Lac and "Status" of "Ready to Move" are also shown. To the right is a contact form for Shree Eklvra Properties, Agent / +91-808760000, with fields for Name, Email Address, Mobile Number, and a message box. The form includes a "SUBMIT" button and a checkbox for "I am interested in this property." Below the overview is an "Amenities" section listing Power Backup, Lift, Car Parking, 24x7 Security, and Maintenance Staff.



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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	968.00	1,161.60	1,393.92
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,649.00	₹3,874.00	₹3,228.00

8008105 04-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. नाशिक 2 दस्त क्रमांक : 8008/2024 नोदणी : Regn:63m
<b>गावाचे नाव : बेळतगव्हाण</b>		
(1)विलेखाचा प्रकार	अॅबीमेंट टू सेल	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2316000	
(4) मू.मापन,पोटहिस्ता व धरकमोकर(असल्यास)	1) पालिकेचे नाव.नाशिक-इतर वर्णन : , इतर माहिती. ता.जि. नाशिक एकी मोजे बेळतगव्हाण या गावचे शिवारातील व देवळाली कॅन्टोन्मेंट बोर्डाचे हद्दीतील मिळकत यांसी सर्व्हे नं.33/2 यांसी बिनशेती क्षेत्र 4000.00चौ.मी. यावरील अष्टपाद फेज-4 या प्रकल्पाचे ए विंग या इमारतीतील स्टिप्ल्ट दुसऱ्या मजल्यावरील फ्लॉट नं.12 यांसी क्षेत्र 61.85चौ.मी. कारपेट + लगतचे बाल्कनी क्षेत्र 28.10चौ.मी. असे एकूण क्षेत्र 89.95चौ.मी.(( Survey Number : 33/2 ; ))	
(5) क्षेत्रफळ	89.95 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करम देण-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा टिकाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-माधव अमृतलाल पारेख वय:-70 पत्ता:-प्लॉट नं. फ्लॉट नं.बी-102, माळा नं. -, इमारतीचे नाव: इंपिटोम, ब्लॉक नं: सर्व्हे नं.129पै., काळाखडक, रोड नं: पुणे सिटी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411057 पॅन नं:-AAAPP5412D 2): नाव.-सरुलता माधव पारेख वय:-70 पत्ता:-प्लॉट नं. फ्लॉट नं.बी-102, माळा नं. -, इमारतीचे नाव: इंपिटोम, ब्लॉक नं: सर्व्हे नं.129पै., काळाखडक, रोड नं: पुणे सिटी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411057 पॅन नं:-AACPP9790J 3): नाव.-अॅडॉर्न इन्स्टेट एलएलपी रजि. भागीदारी फर्म तर्फे भागीदार विजय लालजीभाई छेडा यांचे स्पे.मु. राहुल मनोहर शेळके (संमती देणार) वय:-27 पत्ता:-प्लॉट नं: 404, माळा नं. -, इमारतीचे नाव: वर्ममूमी को-ऑप. हॉसिंग सोसायटी, ब्लॉक नं: हिंगवाला ब्रॉसलेन, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-ABRFA6127A 4): नाव.-1.किसन देवराज पाळडे 2.निवृत्ती किसन पाळडे 3.अंबादास किसन पाळडे 4.दातात्रय किसन पाळडे 5.बाळासाहेब किसन पाळडे 6.विहल किसन पाळडे 7.तानाजी किसन पाळडे यांचे ज.मु. अॅडॉर्न इन्स्टेट एलएलपी तर्फे भागीदार विजय लालजीभाई छेडा यांचे स्पे.मु. राहुल मनोहर शेळके (संमती देणार) वय:-27 पत्ता:-प्लॉट नं: 404, माळा नं. -, इमारतीचे नाव: वर्ममूमी को-ऑप. हॉसिंग सोसायटी, ब्लॉक नं: हिंगवाला ब्रॉसलेन, रोड नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-ABRFA6127A	
pc://sbging.vastukala.co.in:8889/igr@earch/56d70eb64443dd630dbac87		



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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.

## 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 **₹ 26,95,500.00 (Rupees Twenty Six Lakhs Ninety Five Thousands Five 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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