

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Kantilal Gangji Dedhia**

Residential Flat No. A/19, 1st Floor, "**Padmavati Co-Op. Hsg. Soc. Ltd.** ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India.

Latitude Longitude : 19°55'22.3"N 73°49'47.6"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/19, 1st Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India belongs to **Shri. Kantilal Gangji Dedhia** .

Boundaries of the property

North : Wing - B
South : Internal Road
East : Internal Road
West : Internal 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 **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)**.

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. A/19, 1st Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 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 07.11.2024 for Bank Loan Purpose.
1	Date of inspection	24.10.2024
3	Name of the owner / owners	Shri. Kantilal Gangji Dedhia
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: Residential Flat No. A/19, 1 st Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India. Contact Person : Mr. Sujay Trivedi (Bank Staff) Contact No. 9819927521
6	Location, Street, ward no	Bal Grih Road Village - Belatgavhan, District - Nashik
7	Survey / Plot No. of land	Village - Belatgavhan New Survey No - 36/4
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 799.17 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 829.00 (Area As Per Article of Agreement)</p> <p>Built Up Area in Sq. Ft. = 994.80 (Carpet Area + 20%)</p> <p>All the above areas are within 3% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Belatgavhan, Taluka - Nashik, District - Nashik, Pin - PIN - 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.
	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?	Owner Occupied - Shri. Kantilal Gangji Dedhia
	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 local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Kantilal Gangji Dedhia
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	9,000.00 (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?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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 – 2001 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess Fair Market Value as on 07.11.2024 for Residential Flat No. A/ 19, 1st Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India belongs to **Shri. Kantilal Gangji Dedhia**.

We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 23.02.2001 between Smt. Dhanvanti Dhanji Chheda(The Transferor) And Shri. Kantilal Gangji Dedhia (The Transferee).
2)	Copy of Building Completion Certificate No. 1411/BLD/E-8/1154(a) dated 02.04.1993

Location

The said building is located at Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401. The property falls in Residential Zone. It is at a traveling distance 3.8 Km. from Nashik Railway Station.

Building

The building under reference is having Ground + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 1st Floor is having 2 Residential Flat. The building is without lift.



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Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + WC + Bathroom + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 7th November 2024

The Carpet Area of the Residential Flat	:	829.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	994.80 Sq. Ft. X ₹ 2,500.00 = ₹ 24,87,000.00
Depreciation $\{(100 - 10) \times (23 / 60)\}$:	34.50%
Amount of depreciation	:	₹ 8,58,187.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 27,550/- per Sq. M. i.e. ₹ 2,559/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 22,318/- per Sq. M. i.e. ₹ 2,073/- per Sq. Ft.
Value of property	:	829.00 Sq. Ft. X ₹ 6,500 = ₹53,88,500
Total Value of property as on 7th November 2024	:	₹53,88,500.00

(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)

Fair value of the property as on 7th November 2024	:	₹ 53,88,500.00 - ₹ 8,58,187.50 = ₹ 45,30,312.50
Total Value of the property	:	₹ 45,30,312.50
The realizable value of the property	:	₹40,77,281.00
Distress value of the property	:	₹36,24,250.00
Insurable value of the property (994.80 X 2,500.00)	:	₹24,87,000.00
Guideline value of the property (994.80 X 2073.00)	:	₹20,62,220.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/19, 1st Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India for this particular purpose at **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)** as on 7th November 2024

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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 **7th November 2024** is **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve 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

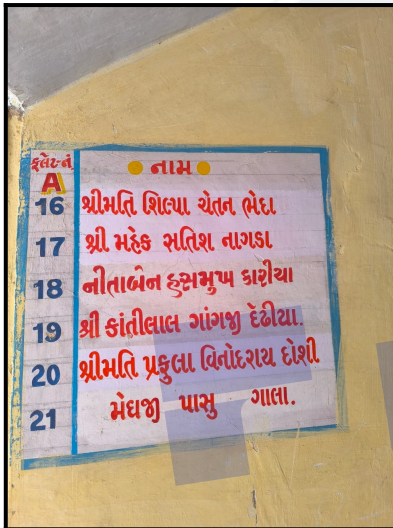
Technical details

Main Building

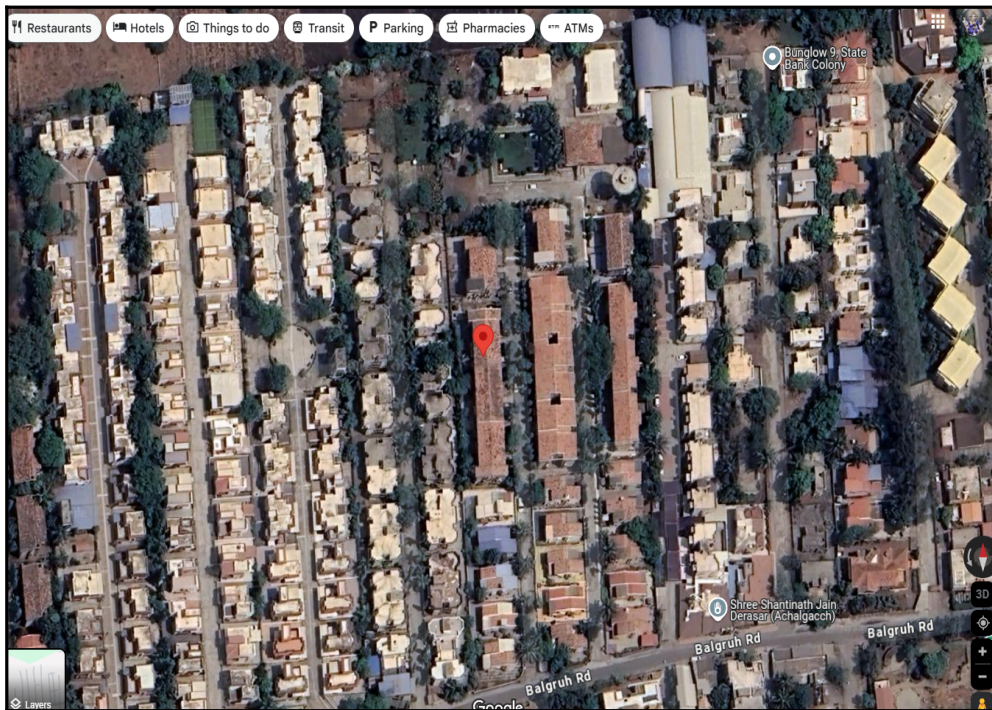
1	No. of floors and height of each floor	:	Ground + 2 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 1 st Floor
3	Year of construction	:	2001 (Approx.)
4	Estimated future life	:	37 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.

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 plumbing with C.P. fittings. Electrical wiring with concealed
	(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.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
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

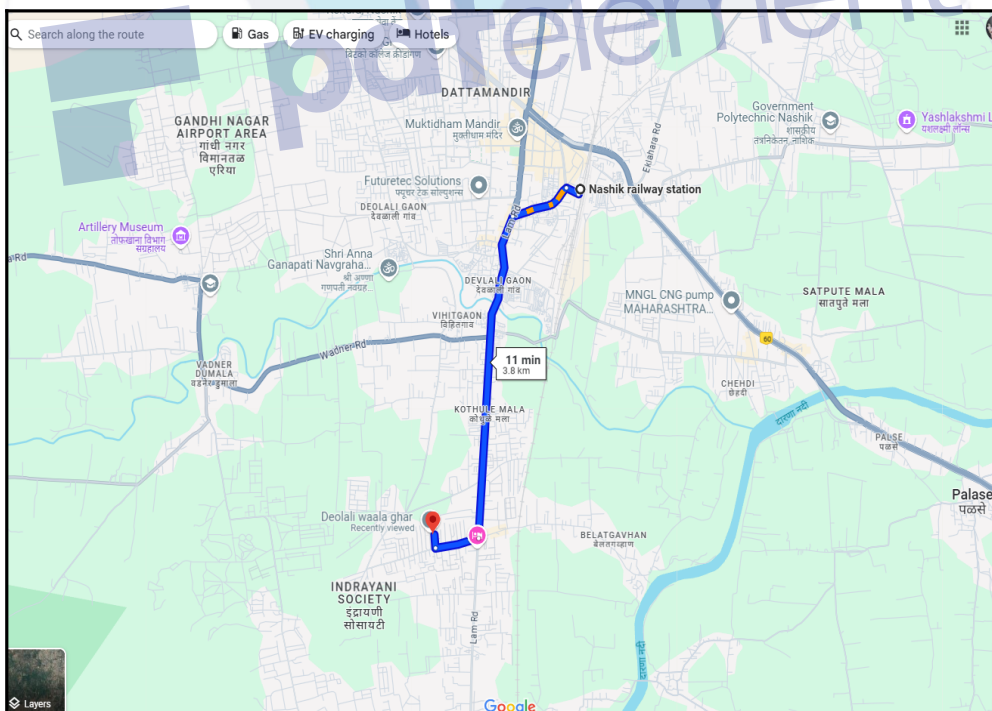
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°55'22.3"N 73°49'47.6"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Nashik - 3.8 Km.).

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. /)
SurveyNo	27/27.6	27.6-वाणिज्य वापर अंतर्गत रस्त्यावरील	45000	चौरस मीटर
SurveyNo	27/27.5	27.5-वाणिज्य वापर लॅम रस्त्यावरील	48500	चौरस मीटर
SurveyNo	27/27.4	27.4-कार्यालय अंतर्गत रस्त्यावरील	26500	चौरस मीटर
SurveyNo	27/27.1	27.1-सदनिका लॅम रस्त्यावरील	29000	चौरस मीटर
SurveyNo	27/27.2	27.2-सदनिका अंतर्गत रस्त्यावरील	23400	चौरस मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Flat	29000			
Decrease by 5% on Flat Located on 1 st Floor	1450			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	27,550.00	Sq. Mtr.	2,559.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4800			
The difference between land rate and building rate(A-B=C)	22,750.00			
Percentage after Depreciation as per table(D)	23%			
Rate to be adopted after considering depreciation [B + (C X D)]	22,318.00	Sq. Mtr.	2,073.00	Sq. Ft.

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	Deolali Camp, Lam Road, Nashik		
Source	https://www.99acres.com/		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	970.00	1,164.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,186.00	₹5,155.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Deolali > Flats in Deolali Camp > 2 BHK Flats in Deolali Camp Posted on Oct 08, 2024 | Ready to move

₹60 Lac @ 6,185 per sq.ft.
Estimated EMI ₹47,922

2BHK 2Baths

Flat/Apartment for Sale
In Home Valentina, Deolali Camp, Nashik, Maharashtra


Contact Owner FREE

♥ Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Society Reviews
Locality Reviews
Recommend >

Property (9) | Society (1)



Photos (1/9)

Area
Carpet area: 970 sq.ft. (90.12 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony with Others

Price
₹ 60 Lac+ Govt Charges & Tax @ 6,185 per sq.ft. (Negotiable)

Address
Home Valentina
Deolali Camp, Nashik

Floor Number
2nd of 2 Floors

Overlooking
Others

Property Age
1 to 5 Year Old

Why should you consider this property?

Top Floor
Air Conditioned
Gated Society
Parking Available
Modular Kitchen
Furnished

Transaction Type: Resale	Property Ownership: Freehold	Flooring: Others	Furnishing: Furnished
Gated Community: Yes	Parking: Covered, 1 Open	Water Source: Municipal corporati...	Power Backup: Partial
Property Code: Z61854002 <small>www.99acres.com/Z61854002</small>			

About Property

Address: Deolali Camp, Nashik, Maharashtra

Well maintained spacious rooms and seprate terrace of 1000 sqft.2 minutes from main lam road,only building in society rest are row houses



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Price Indicators

Property	Deolali Camp, Lam Road, Nashik		
Source	Housing.Com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	732.00	878.40	1,062.86
Percentage	-	20%	21%
Rate Per Sq. Ft.	₹6,284.00	₹5,237.00	₹4,328.00

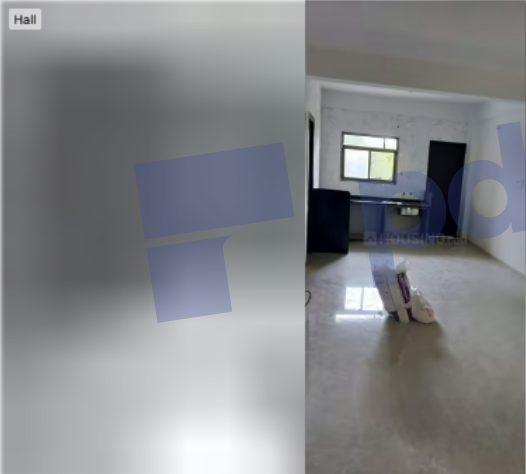
HOUSING.COM Buy In Nashik Deolali Camp X + Add
Download App List Property Free Saved



Home / Nashik / Deolali Camp / Apartment for Sale in Deolali Camp / 2 BHK Flat Last updated: Oct 22, 2024

2 BHK Flat ₹46.0 L EMI starts at ₹24.36 K

Deolali Camp, Nashik ₹4.33 K/sq.ft

Contact Seller



1062 sq.ft
Built Up Area

₹4.33 K/sq.ft
Avg. Price

1 Years Old
Age of property

Ready to move
Possession status

Middle i
of 3 floors

Unfurnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Location
Deolali Camp, Nashik

Around This Property

School
Army Public School 1 min
(1 km)

Hospital
Military Hospital 2 mins
(1.8 km)

Awesome! Nice neighborhood around

Contact Seller

JR Jiyog Real Estate Consultants
 Housing Prime Agent
 +9178875.....

Please share your contact

Name

Sale Instances

Property	Gaytridham CHSL., Lam Road Nashik		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	800.00	960.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹4,230.00	₹3,525.00	-

07/11/2024, 14:19	igr_2723
2723105 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 द्वयम निबंधक : सह दु.नि. नाशिक 2 दस्त क्रमांक : 2723/2023 नोदणी : Regn.63m
गावाचे नाव : संसारी	
(1) विलेखाचा प्रकार	हस्तांतरणपत्र
(2) मोबदला	3384000
(3) बाजार भाव (भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3384000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिकइतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी देवळाली कॅन्टोनमेंट हद्दीतील मोजे संसारी या गावचे शिवांरातील मिळकत यांसी सर्व्हे नं. 31/5 यांसी क्षेत्र 5600.00 चौ.मी. व सर्व्हे नं. 30/6 यांसी क्षेत्र 1400.00 चौ.मी. असे एकूण क्षेत्र 7000.00 चौ.मी. या मिळकतीवर बांधण्यात येणा.या "गायत्रीधाम को.-ऑप. हौसिंग सोसायटी लि." म्हणून ओळखल्या जाणा.या सोसायटीमधील मंजूर बिल्डींग प्लॅनप्रमाणे ए.विंग मधील "डेझी" इमारती मधील तिस-या मजल्यावरील व मंजूर बिल्डींग प्लॅनप्रमाणे स्टिल्ट दुस-या मजल्यावरील फ्लॅट नं. 11 यांसी क्षेत्र 800.00 चौ.फुट म्हणजेच 74.34 चौ.मी. कार्पेट व टेरेसचे क्षेत्र 400.00 चौ.फुट म्हणजेच 37.17 चौ.मी. ही फ्लॅट मिळकत.((Survey Number : 31/5 व 30/6 ;))
(5) क्षेत्रफळ	74.34 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या.लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.वेदांत कन्स्ट्रुक्शन्स भागीदारी फर्म तर्फे भागीदार 1. मोहन अर्जुन पटेल, 2. सुरेश नरसीभाई धोलू, 3. नरसी कानजी पटेल व 4. अंकुर जितेंद्र भगत, अ.नं. 2 स्वतःकरीता व 1, 3 व 4 यांचे स्पे.मु.धारक म्हणून वय:-36 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:-, ऑफीस पत्ता - फ्लॅट नं. 03, दत्त महादेव सोसायटी, दत्त मंदीराजवळ, नाशिकरोड, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422101 पॅन नं.:-AAPFV0992D 2): नाव:-संमती देणार - गायत्रीधाम को.-ऑप. हौसिंग सोसायटी लि.,लॅम रोड,दे.कॅम्प,नाशिक तर्फे चेअरमन व सभासद 1.श्रीमती बीना बिपीन गांधी व 2.सेक्रेटरी व सभासद राजेश बिपीन गांधी, सभासद-3.हंसबिन भावेशभाई संघार,4.वर्षा राजीव वीरा,5.भरत हिरालाल संघार,6.देवचंद मामु संघार,7.मिनबिन मंगल संघार,8.खुशाली राजेश गांधी,9.यशोदाबेन पुनमचंद संघार,10.सुरजीभाई देवजीभाई संघार,11. अर्चना निलेश गांधी,12.परेशभाई वल्लभजी संघार यांचे तर्फे विकसन कर्ता व ज.मु.धारक म्हणून व मे. वेदांत कन्स्ट्रुक्शन्स भागीदारी फर्म तर्फे भागीदार 1.मोहन अर्जुन पटेल,2.सुरेश नरसीभाई धोलू,3.नरसी कानजी पटेल,4.अंकुर जितेंद्र भगत,अ.नं. 2 स्वतःकरीता व 1,3 व 4 यांचे स्पे.मु.धारक म्हणून - वय:-36 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:-, ऑफीस पत्ता - फ्लॅट नं. 03, दत्त महादेव सोसायटी, दत्त मंदीराजवळ, नाशिकरोड, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422101 पॅन नं.:-AAPFV0992D
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक रमेश ढोले वय:-30; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:-, घर नं. 612, नामदेव निवास, शेवगे दारणा, देवळाली कॅम्प, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422401 पॅन नं.:-CNGPD7169E 2): नाव:-किरण विवेक ढोले वय:-28; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:-, घर नं. 612, नामदेव निवास, शेवगे दारणा, देवळाली कॅम्प, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422401 पॅन नं.:-BOZPJ6924G
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2023
(10) दस्त नोदणी केल्याचा दिनांक	14/03/2023

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th November 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 **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve 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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