

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Inder Ratan Singh & Smt. Madhumali Inder Singh**

Residential Flat No. G-3, Ground Floor, Wing - A, "**Shree Gopinath Co-op. Hsg. Soc. Ltd.**", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India.

Latitude Longitude : 19°13'56.6"N 73°4'55.4"E

### Intended User:

**Cosmos Bank  
Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

### Our Pan India Presence at :

- |  |  |   |   |
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### Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. G-3, Ground Floor, Wing - A, "**Shree Gopinath Co-op. Hsg. Soc. Ltd.**", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Inder Ratan Singh & Smt. Madhumali Inder Singh**.

Boundaries	:	Building	Flat
North	:	Open Plot	Marginal Space
South	:	Road	Flat No. 2
East	:	Road	Staircase & Flat No. 4
West	:	Internal Road & Hanuman Krupa CHSL	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 **₹ 26,85,000.00 (Rupees Twenty Six Lakhs Eighty Five Thousands 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/87/2022-23

Encl.: Valuation report

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Residential Flat No. G-3, Ground Floor, Wing - A, "Shree Gopinath Co-op. Hsg. Soc. Ltd.", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, 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 19.12.2024 for Housing Loan Purpose.
1	Date of inspection	09.12.2024
3	Name of the owner / owners	<b>Shri. Inder Ratan Singh &amp; Smt. Madhumali Inder Singh</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. G-3, Ground Floor, Wing - A, "Shree Gopinath Co-op. Hsg. Soc. Ltd.", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India.  <b>Contact Person :</b> Anjali Takane (Neighbour) Contact No. 9870272495
6	Location, Street, ward no	Village - Gaondevi, Dombivli (West) District - Thane
7	Survey / Plot No. of land	Village - Gaondevi New Survey No - 94, Hissa No. 2, 4, 5, Old Survey No. 155
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. = 295.53</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 400.00</b> <b>(Area As Per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Gaondevi, Dombivli (West) Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 202
14	If freehold or leasehold land	Free Hold.



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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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	6,300.00 (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	<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 flat 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 – 2003 (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> As per site inspection, actual Carpet Area is 295.00 Sq. Ft. and Built-Up Area 400.00 Sq. Ft. mentioned in the documents. The loading between Carpet to Built-Up area is 36% . We have considered area mentioned in the documents		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 19.12.2024 for Residential Flat No. G-3, Ground Floor, Wing - A, "**Shree Gopinath Co-op. Hsg. Soc. Ltd.**", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India belongs to **Shri. Inder Ratan Singh & Smt. Madhumali Inder Singh.**

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

1)	Copy of Agreement for sale Document No.2101/2003 Dated 05.06.2003 between M/s. Dharmi Enterprises(The Promoter) And Shri. Inder Ratan Singh & Smt. Madhumali Inder Singh(The purchaser).
2)	Copy of Commencement Certificate Document No.KDMC / NRV / BP / DOMBI / 339 - 66 Dated 29.11.2000 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Occupancy Certificate Document No.KDMC / NRV / BP / Not visible dated 28.02.2003 issued by Kalyan Dombivli Municipal Corporation.

### **Location**

The said building is located at Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202. The property falls in Residential Zone. It is at a traveling distance 2.0 Km. from Dombivli Railway Station.

### **Building**

The building under reference is having Ground + 4 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. Ground Floor is having 4 Residential Flat. The building is without lift.

### **Residential Flat:**

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is Living Room + Kitchen + 2 Passage + Bathroom + WC. This Residential Flat is Partly Ceramic & Partly Mosaic 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 19th December 2024**

The Built Up Area of the Residential Flat	:	400.00 Sq. Ft.
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### **Deduct Depreciation:**



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Year of Construction of the building	:	2003 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	21 Years
Cost of Construction	:	400.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,00,000.00
Depreciation $\{(100 - 10) \times (21 / 60)\}$	:	31.50%
Amount of depreciation	:	₹ 3,15,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 63,800/- per Sq. M. i.e. ₹ 5,927/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 54,959/- per Sq. M. i.e. ₹ 5,106/- per Sq. Ft.
Value of property	:	400.00 Sq. Ft. X ₹ 7,500 = ₹30,00,000
Total Value of property as on 19th December 2024	:	₹30,00,000.00

(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 December 2024</b>	:	<b>₹ 30,00,000.00 - ₹ 3,15,000.00 = ₹ 26,85,000.00</b>
<b>Total Value of the property</b>	:	<b>₹ 26,85,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹24,16,500.00</b>
<b>Distress value of the property</b>	:	<b>₹21,48,000.00</b>
<b>Insurable value of the property (400.00 X 2,500.00)</b>	:	<b>₹10,00,000.00</b>
<b>Guideline value of the property (400.00 X 5106.00)</b>	:	<b>₹20,42,400.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. G-3, Ground Floor, Wing - A, "Shree Gopinath Co-op. Hsg. Soc. Ltd.", Village - Gaondevi, Dombivli (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, India for this particular purpose at **₹ 26,85,000.00 (Rupees Twenty Six Lakhs Eighty Five Thousands Only)** as on 19th December 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 December 2024** is **₹ 26,85,000.00 (Rupees Twenty Six Lakhs Eighty Five Thousands 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:

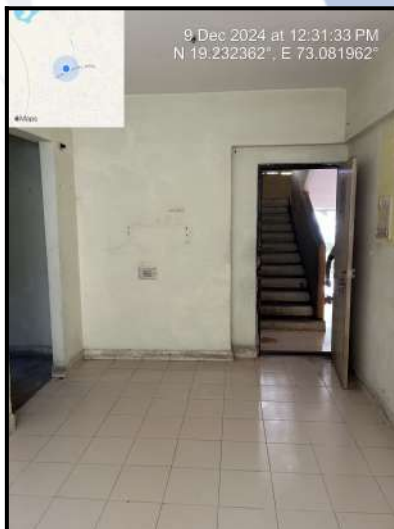
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 2003 (As per occupancy certificate)				
4	Estimated future life	: 39 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				
10	Flooring	: Partly Ceramic & Partly Mosaic Tile Flooring.				
11	Finishing	: Cement Plastering.				
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. Electrical wiring with concealed
(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.	: Ordinary
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	: 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






## 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.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	7/28-विभाग 18अ: गावदेवी - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग	21700	63800	73100	85200	73100	चौ. मीटर
SurveyNo	7/29-विभाग 18अ: गावदेवी - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग - अविकसीत प्र.चौ.मी.	8700	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	63800			
No Increase on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>63,800.00</b>	<b>Sq. Mtr.</b>	<b>5,927.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21700			
The difference between land rate and building rate(A-B=C)	42,100.00			
Percentage after Depreciation as per table(D)	21%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>54,959.00</b>	<b>Sq. Mtr.</b>	<b>5,106.00</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	Shree Chakrapani Complex, Dombivali West		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	320.00	384.00	420.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,688.00	₹8,073.00	₹7,381.00



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**1 RK Flat In Shree Chakrapani Complex ...**  
garibacha wada auto stand

Loan Verified

**₹ 31 Lacs**  
Negotiable

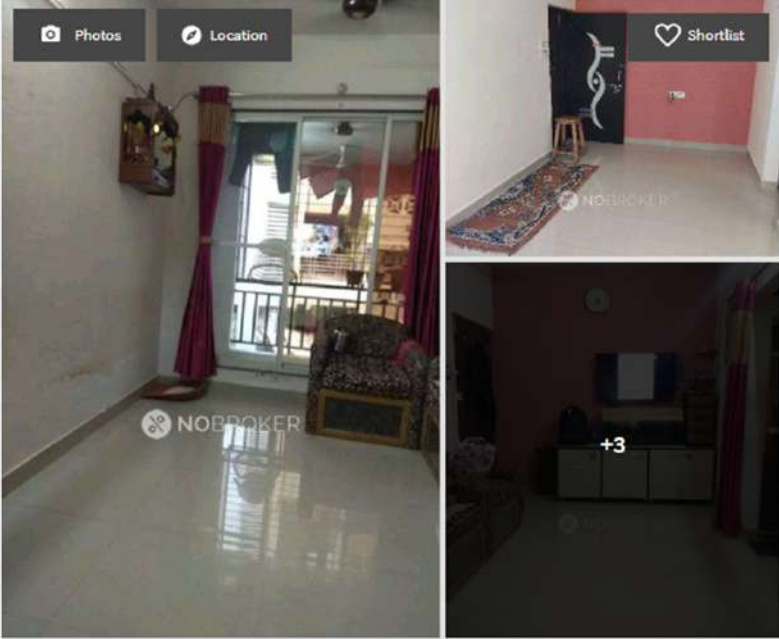
**₹ 17,767/Month**  
Estimated EMI

**420**  
Sq.Ft

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Photos
Location



**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**2**  
Balcony

**Car**  
Parking

**Nov 26, 2024**  
Posted On

**Immediately**  
Possession

**Shree Chakrapani C...**  
Apartment

**None**  
Power Backup

Get Owner Details

Report what was not correct in this property







Listed by Broker
Sold Out

Wrong Info


Price trends by NBEstimate
Check Now


Nearby: HDFC Bank AIMS Hospital Gopi Cine Mall Lok Dhara Phase 2 Garden NEW ROYAL CHEMIST


### Overview

<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Age of Building</span> <span>3-5 Years</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Ownership Type</span> <span>Self Owned</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Maintenance Charges</span> <span>₹3.6 Per Sq.Ft/M</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Flooring</span> <span>Marble/Granite</span> </div>
<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Builtup Area</span> <span>420 Sq.Ft</span> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <span> Carpet Area</span> <span>320 Sq.Ft</span> </div>

### Activity On This Property


 15  
Unique Views

 1  
Shortlists

 3  
Contacted


Powered By : NBEstimate

### Similar Properties


 Chat

## Price Indicators

Property	Surya Complex, Dombivali West		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	414.00	496.80	580.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,662.00	₹8,052.00	₹6,897.00



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Resale

**1 BHK Flat in Surya Complex For Sale in Dombivali**

Dr Subhashchandra Bhoose Marg, Garibachawada,, Devicha Pada, Ka...

₹ 40 Lacs

Negotiable

₹ 22,925/Month

Estimated EMI

580

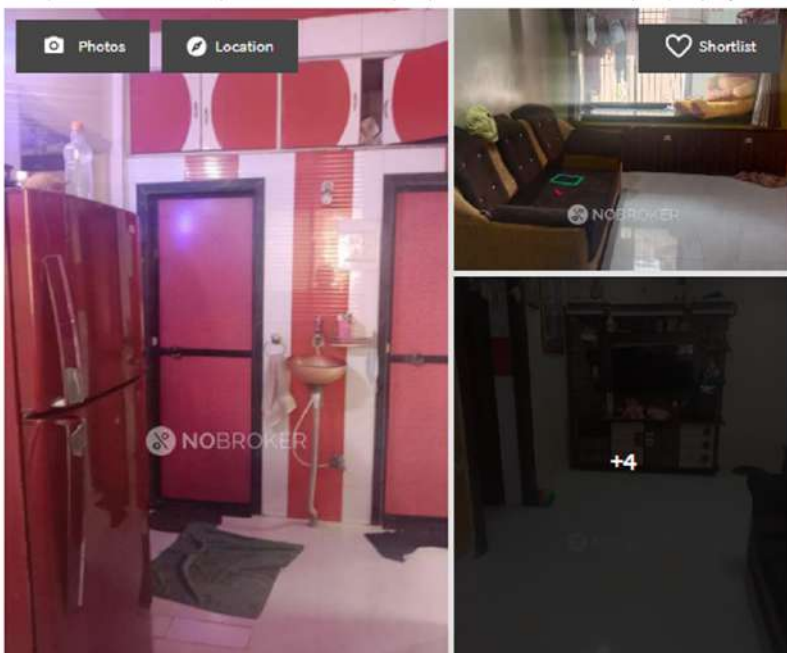
Sq.Ft

Need Home Loan ?

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Photos
Location



**1 Bedroom**

No. of Bedroom

**1 Bathroom**

No. of Bathroom

**NA**

Balcony

**Car**

Parking

**Nov 27, 2024**

Posted On

**Immediately**

Possession

**Surya Complex**

Apartment

**None**

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: HDFC Bank AIMS Hospital Gopi Cine Mall Lok Dhara Phase 2 Garden NEW ROYAL CHEMIST

**Overview**

**Age of Building** 5-10 Years

**Maintenance Charges** ₹1.7 Per Sq.Ft/M

**Ownership Type** Self Owned

**Flooring** NA

**Activity On This Property**

28

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

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## Sale Instances

Property	Devicha Pada, Dombivali West		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	330.83	397.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,464.00	₹7,053.00	-

09/12/2024, 16:24		igr_7265	
726572	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह द्रु.नि. कल्याण 3
07-06-2024			दस्त क्रमांक : 7265/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : गांवदेवी</b>			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	2800000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2354000		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्र.7/28 दर 63800/- सदनिका क्र. ए/1,तळ मजला,जय कुलस्वामिनी को-ऑप. हौसिंग सोसायटी लिमिटेड,बिल्डिंग क्र. 2,गांवदेवी मंदिरा जवळ,रेतीबंदर क्रॉस रोड,देवीचापाडा,डोंबिवली पश्चिम. एकूण क्षेत्रफळ 397 चौ. फुट(बांधीव)दिनांक 06/05/2024 रोजी सह दुय्यम निबंधक कल्याण 3 येथील नोंदणीकृत दस्त क्र. 6670/2024 करारनामा या दस्तास आवश्यक मुद्रांक शुल्क रुपये 1,96,000/- आणि नोंदणी शुल्क रुपये 28000/- भरलेली आहे या बाबतचा सदरचे सेल डीड.( ( Survey Number : जुना ३६० नवीन ९० हिस्सा क्र.२९(पैकी) संगणकीय प्रणाली नुसार सर्व्हे क्र. ९०/२९/अ , ९०/२९/ब ; ) )		
(5) क्षेत्रफळ	397 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शेखर कुशाबा शिंदे वय:-52 पत्ता:-प्लॉट नं: सदनिका क्र. ए/१ , माळा नं: तळ मजला, इमारतीचे नाव: जय कुलस्वामिनी को-ऑप. हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: बिल्डिंग नं २, गांवदेवी मंदिरा जवळ, देवीचापाडा , रोड नं: रेतीबंदर क्रॉस रोड ,डोंबिवली पश्चिम. पॅन नं. BKCP34662K , महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-BKCP34662K		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. रूपेश अर्जुन पालव वय:-30; पत्ता:-प्लॉट नं: घर क्र. ६९३ , माळा नं: -, इमारतीचे नाव: स्वतःचे घर , वरची पालव वाडी , ब्लॉक नं: वर्दे , तालुका - कुडाळ , रोड नं: जिल्हा सिंधुदुर्ग , पॅन नं. BYBPP3619Q, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416521 पॅन नं:-BYBPP3619Q		
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7265/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th December 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 **₹ 26,85,000.00 (Rupees Twenty Six Lakhs Eighty Five Thousands 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/87/2022-23



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