

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare**

Commercial Shop No. 14, Ground Floor, Wing - D, "**Ami Varsha**", Near NKGSB Bank, New/Current
Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District -
Thane, PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°14'37.9"N 73°8'2.0"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State -
Maharashtra, Country - India.



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare**.

Boundaries of the property

North : Padmavati Jain Society Road
South : Wing - A
East : Internal Road
West : Wing - C

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 **₹ 50,99,500.00 (Rupees Fifty Lakhs Ninety Nine 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/87/2022-23

Encl.: Valuation report



Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, 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 07.01.2025 for Bank Loan Purpose.
1	Date of inspection	12.12.2024
3	Name of the owner / owners	Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare
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	Address: Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India. Contact Person : Dr. Nitin Ananta Thakare (Owner) Contact No. 9869377028
6	Location, Street, ward no	Village - Chikanghar, Kalyan (West) District - Thane
7	Survey / Plot No. of land	Village - Chikanghar New Survey No - 99-A/ Hissa No. 1/2
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 251.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 280.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Chikanghar, Kalyan (West) Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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.
	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 - Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare
	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 KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,700.00 (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	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2004 (Building Completion 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 07.01.2025 for Commercial Shop No. 14, Ground Floor, Wing - D, "**Ami Varsha**", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Dr. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.52/2009 Dated 27.12.2007 between M/s. Aarohi Development(The Promoter) And Dr. Mrs. Snehal Nitin Thakare & Dr. Nitin Ananta Thakare(The purchaser).
2)	Copy of Commencement Certificate No.KDMC / NRV / BP / KV / 366 - 141 Dated 31.12.1999 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Part Building Completion Certificate Dated 07.04.2004 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Commercial Zone. It is at a traveling distance 1.7 Km from Kalyan Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 10 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The composition of shop is Single unit + Ofla Area This Commercial Shop is Kota Flooring, MS frame Glass door with MS Grill, N.A., Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

Valuation as on 7th January 2025

The Built Up Area of the Commercial Shop	:	280.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2004 (Building Completion Certificate)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	21 Years
Cost of Construction	:	280.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,00,000.00
Depreciation $\{(100 - 10) \times (21 / 60)\}$:	31.50%
Amount of depreciation	:	₹ 2,20,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 80,100/- per Sq. M. i.e. ₹ 7,442/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,514/- per Sq. M. i.e. ₹ 6,086/- per Sq. Ft.
Value of property	:	280.00 Sq. Ft. X ₹ 19,000 = ₹53,20,000
Total Value of property as on 7th January 2025	:	₹53,20,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 7th January 2025	:	₹ 53,20,000.00 - ₹ 2,20,500.00 = ₹ 50,99,500.00
Total Value of the property	:	₹ 50,99,500.00
The realizable value of the property	:	₹45,89,550.00
Distress value of the property	:	₹40,79,600.00
Insurable value of the property (280.00 X 2,500.00)	:	₹7,00,000.00
Guideline value of the property (280.00 X 6086.00)	:	₹17,04,080.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 14, Ground Floor, Wing - D, "Ami Varsha", Near NKGSB Bank, New/Current Survey No. 99-A/ Hissa No. 1/2, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 50,99,500.00 (Rupees Fifty Lakhs Ninety Nine Thousands Five Hundred Only)** as on 7th January 2025

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 **7th January 2025** is **₹ 50,99,500.00 (Rupees Fifty Lakhs Ninety Nine 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

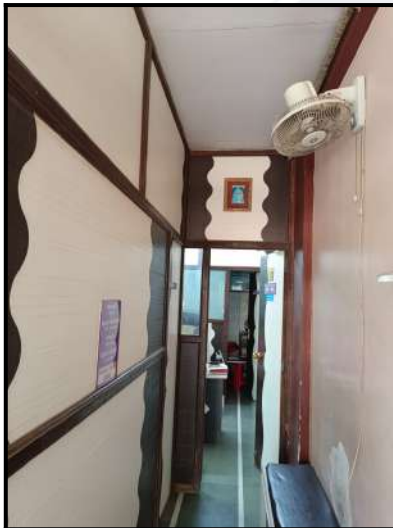
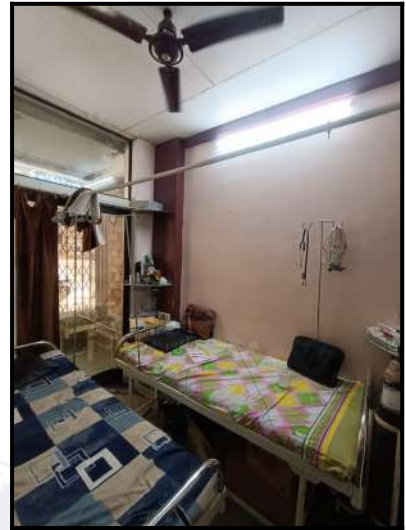
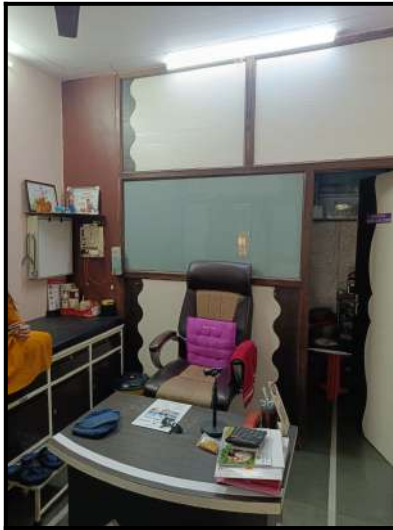
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2004 (Building Completion 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	: MS frame Glass door with MS Grill, N.A., .				
10	Flooring	: Kota 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.	: 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	: 1Lift 
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

Actual Site Photographs



Actual Site Photographs



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Ready Reckoner Rate

DIVISION / VILLAGE : CHIKANGHAR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	2/16. Zone: 9. All the balance Properties of the Village. All the properties whose City Survey Number is not done in above mentioned Zone.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/16	24000	63100	72500	80100	72500
Survey No. 1, 2, 3, 4, 9, 10, 11, 12, 16, 17, 18, 19, 23, 25, 26, 27, 28, 29, 31, 39, 40, 43, 44, 46, 53A, 53B, 53C, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 77B, 81, 82, 83, 84, 85, 86, 87, 88, 89, 92A, 93A, 93B, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 129, 130, 131, 146						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	80100			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	80,100.00	Sq. Mtr.	7,442.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	24000			
The difference between land rate and building rate(A-B=C)	56,100.00			
Percentage after Depreciation as per table(D)	26%			
Rate to be adopted after considering depreciation [B + (C X D)]	65,514.00	Sq. Mtr.	6,086.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Property	Commercial		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	116.67	140.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,714.00	₹21,429.00	-

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

Shop In Kalyan, Mumbai For Sale
Santoshi Mata Rd, Rambaug, Adarsh Hindi ...

₹ 30 Lacs
21,429 / Sq.Ft

₹ 22,528/Month
Estimated EMI

140 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Rambaug / Shops for Sale in Rambaug / Prope...

Photos
Location

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Jul 6, 2024
Posted On

Public
Parking

Ground Floor
Of Total 0 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: [HDFC Bank](#) [Madhav Shristi](#) [Balaji Ent And Eye Hospital](#) [SMS Multiplex](#)
[Lok Dhara Phase 2 Garden](#)

NoBroker Services

Activity On This Property

13
Unique Views

1
Shortlists

5
Contacted

Powered By: NBEstimate

Amenities

Power Backup
Need To Arrange

Lift
Common

Similar Properties

Shop in Kalyan, Mumb...
Chandulal Joshi Comp
1.1 km away

Price Area

Chat

Price Indicators

Property	Commercial		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	175.00	275.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹29,143.00	₹18,545.00	-

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Shop for sale in Thane Outskirts > Shop for sale in Kalyan > Shop for sale in Rambaug

Verified Retail Complex/Building


₹51 Lac @ 29,142 per sq.ft.

Pre Leased ROI 2.77% Get Rental income starting @ ₹12,000 / month

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

Commercial Shops for Sale

In Sai Hemalaxmi Tower, Rambaug, Kalyan West



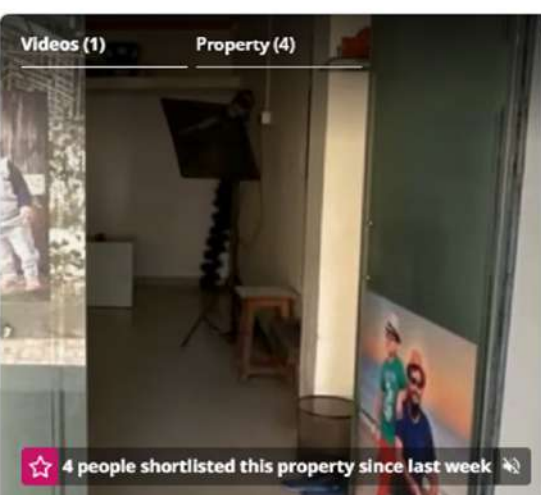
OW SAI ESTATE AGENT
Deepak Kailash Shrivastav
FEATURED DEALER | Member Since Dec, 2018

Contact Dealer FREE

Ready to move Property | Posted on Oct 29, 2024

Overview
Pre Leased Details
Dealer Details
Recommendations
Articles

Videos (1) **Property (4)**



★ 4 people shortlisted this property since last week

👛 Sale Amount

₹ 51 Lac

@ 29,142 per sq.ft. (Negotiable) [View Price](#)

Details

📐 Plot Area

240 sq.ft. ▾

(22.3 sq.m.)

📐 Carpet Area

175 sq.ft. ▾

(16.26 sq.m.)

🏠 Built-up Area

275 sq.ft. ▾

(25.55 sq.m.)

🏠 Floor Number

Ground

🚗 Parking

Only public parking available

🚻 Washrooms

Only Public Washrooms available

🔑 Key Highlights

Main road facing, Corner property, Near Entrance

🏠 Property Age

5 to 10 Year Old

📍 **Places nearby** View All (50)

000, Rambaug, Kalyan West

📍 Kali Masjid
📍 Shree Ram Mandir
📍 Sai Shraddha Nursing Home
📍 Mhaskars Hospital Thane
📍 Dr Naiks Maternity and N

Why you should consider this property?

🔑

Key Highlights

of the property

✓ 2.77% ROI

✓ East Facing

✓ Rs.12000 Rental Income

✓ Ground Floor

View 10 More →

Sale Instances

Property	Commercial		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	240.00	288.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,625.00	₹17,188.00	-

1488770	सूची क्र.2	दुय्यम निबंधक : दु.नि. कल्याण 1
02-02-2024		दस्त क्रमांक : 14887/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : चिकणघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4950000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2947000	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे चिकणघर येथील ता-कल्याण जि-ठाणे मधील स नं.95अ/1/1/4,96क/1ए,99अ/1/2,95अ/1/1/1,99ब या वरील अमी दर्शन बिल्डिंग,ई विंग मधील दुकान क्र.15,तळ मजला,क्षेत्र 240 चौ.फुट कारपेट एरिया + 120 चौ.फुट लॉफ्ट एकूण एरिया 360 चौ.फुट कारपेट. ((Survey Number : स नं. 95अ/1/1/4,96क/1ए,99अ/1/2,95अ/1/1/1,99ब ;))	
(5) क्षेत्रफळ	360 चौ.फुट	
(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:-मे.आरोहि डेव्हलपमेंट कार्पोरेशन तर्फे भागीदार श्री.भरत सी.शाहा यांचे कुलमुखत्यार धारक म्हणून श्री.प्रीतुल भरत शाहा - वय:-46 पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. भुजबळवाडी रामबाग लेन नं.-2 कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAAFA2560K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाळकृष्ण मंगल विशेष - - वय:-43; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी/५०४ वेदांत कॉम्प्लेक्स वायले नगर पोद्दार स्कूल जवळ खडकपाठा कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AOHPV9755J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14887/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th January 2025**

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 **₹ 50,99,500.00 (Rupees Fifty Lakhs Ninety Nine 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/87/2022-23



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