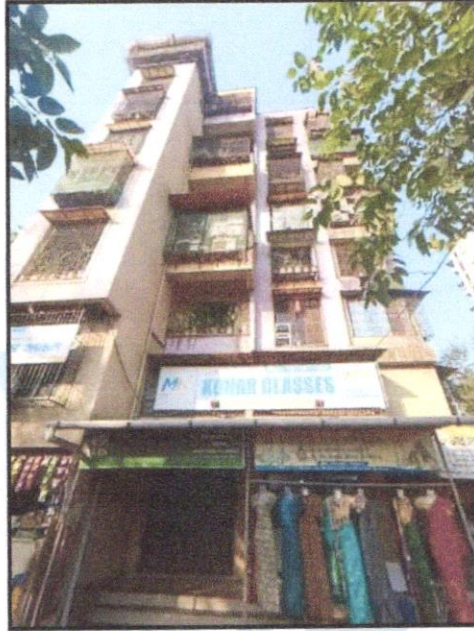


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Ramjeet Ishwaree Prasad Yadav**

Commercial Shop No. 02, Ground Floor, Wing - A, "**krishna Dham**", Near Kalyan Janata Bank,
New/Current Survey No. 55/1 (Pt), Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East),
PIN Code - 421 306, State - Maharashtra, India.

Latitude Longitude : 19°13'4.1"N 73°7'51.2"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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

Regd. Office

B1-001, 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



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Thane/02/2025/014016/2310422

06/10-72-PSRJ

Date: 06.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 02, Ground Floor, Wing - A, "**krishna Dham**", Near Kalyan Janata Bank, New/Current Survey No. 55/1 (Pt), Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Shri. Ramjeet Ishwaree Prasad Yadav**.

Boundaries of the property

North	: Wing - B
South	: 100 Feet Road
East	: Shree Laxmi Food Court
West	: Gopal Krishna Park Building

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 **₹ 44,98,375.00 (Rupees Forty Four Lakhs Ninety Eight Thousands Three Hundred And Seventy Five Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.06 17:39:25 +05'30'

Arind

Auth. Sign.

Director



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

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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

Regd. Office

B1-001, 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



13	Roads, Streets or lanes on which the land is abutting	Village - Tisgaon, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 306
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?	Tenant Occupied - Mr. Arvin Vishwakarma / Rented since - 4 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Arvin Vishwakarma / Rented since - 4 Years
	(ii) Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 10,000.00 (Present 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 – 2011 (As per site information)

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

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 06.02.2025 for Commercial Shop No. 02, Ground Floor, Wing - A, "**krishna Dham**", Near Kalyan Janata Bank, New/Current Survey No. 55/1 (Pt), Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India belongs to **Shri. Ramjeet Ishwaree Prasad Yadav**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.7215/2014 Dated 30.10.2014 between M/s. Gopal Krishna Developers (The Promoter) And Shri. Ramjeet Ishwaree Prasad Yadav(The purchaser).
2)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 377 - 160 Dated 30.11.2011 issued by Kalyan Dombivli Municipal Corporation.

Location

The said building is located at Village - Tisgaon, Taluka - Kalyan, District - Thane, PIN Code - 421 306. The property falls in Commercial Zone. It is at a traveling distance 2.5 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 Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 4 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 with Ofla Area. Height of Shop is 8.90 Ft This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Casing Capping Electrical Wiringetc.

Valuation as on 6th February 2025

The Built Up Area of the Commercial Shop	:	265.00 Sq. Ft.
--	---	----------------

Deduct Depreciation:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Year of Construction of the building	:	2011 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	265.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,62,500.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$:	21.00%
Amount of depreciation	:	₹ 1,39,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 74,600/- per Sq. M. i.e. ₹ 6,931/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 66,214/- per Sq. M. i.e. ₹ 6,151/- per Sq. Ft.
Value of property	:	265.00 Sq. Ft. X ₹ 17,500 = ₹46,37,500
Total Value of property as on 6th February 2025	:	₹46,37,500.00

(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 6th February 2025	:	₹ 46,37,500.00 - ₹ 1,39,125.00 = ₹ 44,98,375.00
Total Value of the property	:	₹ 44,98,375.00
The realizable value of the property	:	₹40,48,538.00
Distress value of the property	:	₹35,98,700.00
Insurable value of the property (265.00 X 2,500.00)	:	₹6,62,500.00
Guideline value of the property (265.00 X 6151.00)	:	₹16,30,015.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 02, Ground Floor, Wing - A, "krishna Dham", Near Kalyan Janata Bank, New/Current Survey No. 55/1 (Pt), Village - Tisgaon, Taluka - Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra, India for this particular purpose at **₹ 44,98,375.00 (Rupees Forty Four Lakhs Ninety Eight Thousands Three Hundred And Seventy Five Only)** as on 6th February 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 **6th February 2025** is **₹ 44,98,375.00 (Rupees Forty Four Lakhs Ninety Eight Thousands Three Hundred And Seventy Five 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



For that purpose Latest Legal Opinion should be sought.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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	: 2011 (As per site information)				
4	Estimated future life	: 46 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: MS Rolling Shutter, N.A., .				
10	Flooring	: Vitrified 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.	: Casing Capping Electrical Wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details**Main Building**

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	:	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

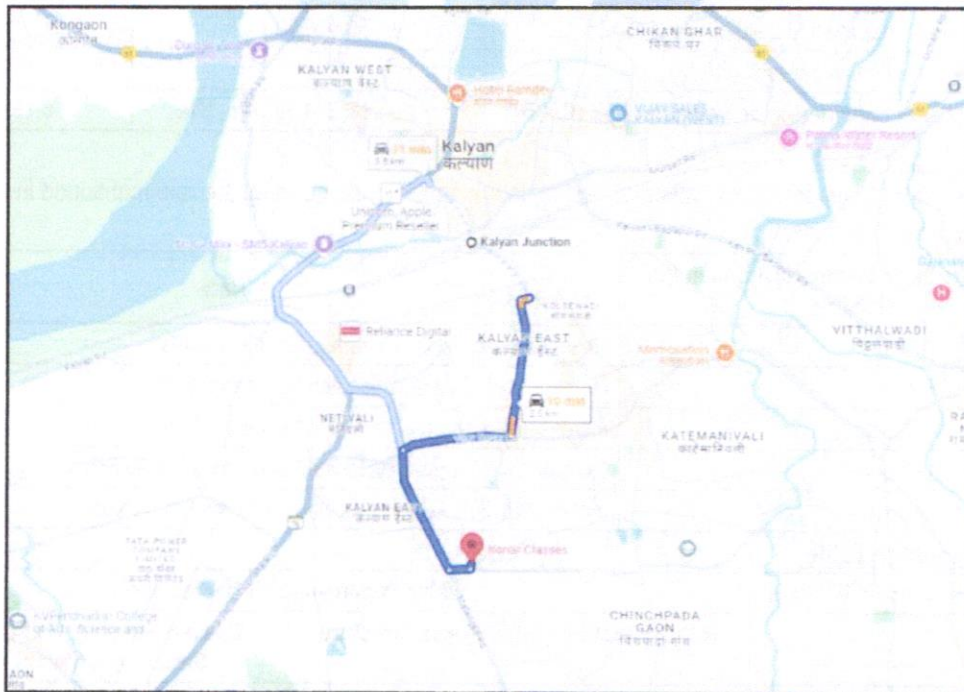
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°13'4.1"N 73°7'51.2"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 2.5 Km).

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan Help on Division

District Name: ठाणे Taluka Name: अवधुत Village/Zone Name: गवळपे नाथ : विरागवा

Attribute: सह मक SubZone Name: 22/22 डीअर(12-42) 3

Mahapalika Area: Kalyan/Dombivel Man

Open Land	Residence	Office	SHOP	Industry	Unit
14700	56400	65100	74600	65100	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Shop	74600			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	74,600.00	Sq. Mtr.	6,931.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	14700			
The difference between land rate and building rate(A-B=C)	59,900.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	66,214.00	Sq. Mtr.	6,151.00	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	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.00	275.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹21,397.00	₹17,818.00	-

Post Your Property
Admin Dashboard
Menu

Shop in Krishna Nisarg Building...

Commercial Buy | 100 feet road, Tergaon, Kalyan East, Near B

₹ 49 Lacs **₹ 36,795/Month** **275 Sq.Ft**

17.818 / Sq.Ft Estimated EMV Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Santosh nagar / Shops for Sale in Santosh nagar / Prope...

Photos
Location

Shop
Public

Freehold
1

Unfurnished
1 To 5 Year

Dec 31, 2024
Apr 1, 2025

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out

Wrong info

Nearby: HDFC Bank Madhav Shristi AIMS Hospital Tilak Cinema Lok Dhara Phase 2 Garden

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

23

Viewed

0

Shortlisted

0

Contacted

Powered By: NBEstimate

Similar Properties

₹

sq.ft

6.3

7

Shop in Kalyan East, ...

The main road, near ...

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Price Indicators

Property	Shop		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	158.00	189.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,481.00	₹23,734.00	-

The screenshot displays a real estate listing on the Housing.com website. The listing is for a '158 sq.ft Shop, Kalyan East, Kalyan'. The price is listed as ₹45.0 L. Key features include a 158 Sq Ft Carpet Area, 20% P.A. Expected Ret, Cooperative Society Ownership, Retail Complex/ Bui. Location Hub, and GF/ 7 Floors. The listing also includes a photo of the shop interior and navigation tabs for ABOUT, OVERVIEW, ADDITIONAL DETAILS, and AMENITIES.

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	147.00	176.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,408.00	₹17,007.00	-

17892507 31-12-2024 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक सह दु.नि कल्याण 5 दस्त क्रमांक : 17892.2024 नोंदणी : Regn 63m
गावाचे नाव : तिसगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1121000	
(4) मू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव-कल्याण-डॉ.बि.व्ही.इतर वर्णन : इतर माहिती- 22/72-विभाग(12-अ 2)मौजे तिसगाव, सर्व्हे नं 4, हिस्सा नं 9, कशिशा संकुल, शॉप क्र 007, तळ मजला, क्षेत्र 147 चौ.फूट कारपेट मुंबई मुद्रांक अधिनियमन 1958 चे करण्यात आलेल्या सुधारणा अनु 5(ग-अ)2 नुसार नोंदविलेला करार क.ल.नं.5/17694/2024 दिनांक 20/12/2024 मिल्कतीचे मुल्यांकन रु. 11,21,000/- व मोबदला रु. 15,00,000 असून 25(ब)नुसार देय मु.शु. 7% रु. 1,05,000/- इतके आहे विकासाक व गुंतवणूकदार यांच्या मध्ये निष्पादित झालेला दस्तती 5% मु.शु. रु. 75,000/- पेकी रु. 500/- इतके मूळ दस्तास शिल्लक ठेवून उर्वरित मु.शु. रु. 74,500/- ह्या दस्तात समायोजित करून हा दस्त नोंदविण्यात येत आहे त्यामुळे कल्याण-5 येथील दस्त क्र. 17694/2024 दिनांक 20/12/2024 ने लिहून देणार यांचा निर्माण झालेला हक्क संपुष्टात येऊन तो खरेदीदार यांचे नावे तबदील होत आहे ((Survey Number : सर्व्हे नं 4, हिस्सा नं 9,))	
(5) क्षेत्रफळ	147 चौ फूट	
(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- देवानंद अनंत गाधकवाड वय- 53 पत्ता- प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. दुसरा मजला, श्री पॅलेस, जरी मरी मंदिर जवळ तिसगाव कल्याण पुर्व, महाराष्ट्र, ठाणे पिन कोड -421306 पॅन नं.-AEPPI626K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- स्वाती दयानंद शिरसाठ वय- 34 पत्ता- प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं- चाळ क्र 3, खोली क्र 6, शिवाजी कॉलनी, जरी मरीनगर, शिवाजी कॉलनी रोड, पुन लिक रोड, कल्याण (पूर्व), महाराष्ट्र, ठाणे पिन कोड-421306 पॅन नं.-AJTPT2919F	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2024	
(11) अनुक्रमांक खंड व पृष्ठ	17892.2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	166000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th February 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 knowledgeably 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 **₹ 44,98,375.00 (Rupees Forty Four Lakhs Ninety Eight Thousands Three Hundred And Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.06 17:39:37 +05'30'

Avind

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

