

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Ela Mahesh Shah**

Residential Flat No. 702, 7<sup>th</sup> Floor, Wing – B, Building No. 7, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.",  
Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'34.7"N 73°05'27.0"E

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**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),  
Taluka – Kalyan, District – Thane – 400 605,  
State – Maharashtra, Country – India.

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Vastu/Mumbai/02/2022/23229/39368  
24/03-339-SBVS  
Date: 24.02.2022

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, Wing – B, Building No. 7, "**Sarvoday Aangan Co-op. Hsg. Soc. Ltd.**", Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Ela Mahesh Shah**.

Boundaries of the property.

North : Sarvoday Garden  
South : Ekta Garden  
East : Internal Road  
West : Sarvoday CHSL & Aditya Heights Building

Considering various parameters recorded, 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 for **₹ 56,02,800.00 (Rupees Fifty Six Lakh Two Thousand Eight 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 valuation report.

Hence certified

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



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01

### Mumbai

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

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+91 9819670183  
delhincr@vastukala.org

### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

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+91 2462 239909  
nanded@vastukala.org

### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
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+91 9860863601  
aurangabad@vastukala.org

**Valuation Report of Residential Flat No. 702, 7<sup>th</sup> Floor, Wing – B, Building No. 7, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.", Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201, 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 the Fair Market Value as on 24.02.2022 for Banking Purpose
2	Date of inspection	23.02.2022 <sup>R</sup>
3	Name of the owner/ owners	<b>Ela Mahesh Shah</b>
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	<b>Address:</b> Residential Flat No. 702, 7 <sup>th</sup> Floor, Wing – B, Building No. 7, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.", Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rishabh Shah (Owner's son) Contact No. 7045444307
6	Location, street, ward no	Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East)
	Survey/ Plot no. of land	Survey No. 92, Hissa No. 1/3(P) of Village – Aayre
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	Carpet Area in Sq. Ft. = 416.00 Balcony Area in Sq. Ft. = 21.00 Open Terrace Area in Sq. Ft. = 59.00 <b>Total Carpet Area in Sq. Ft. = 496.00</b> (Area as per Actual Site Measurement)

		<p>Carpet Area in Sq. Ft. = 496.00 Terrace Area in Sq. Ft. = 60.00 <b>Total Carpet Area in Sq. Ft. = 556.00</b> (Area as per Agreement)</p> <p><b>Built Up Area in Sq. Ft. = 667.00</b> (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Pandurangwadi, Near Sai Baba Mandir, Village Ayre, Dombivali (East), Thane – 421 201
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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
21	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	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner occupied
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,500.00 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.
	<b>SALES</b>		
38	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
39	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.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 24.02.2022 for Residential Flat No. 702, 7<sup>th</sup> Floor, Wing – B, Building No. 7, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.", Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to Ela Mahesh Shah.

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

1	Copy of Supplementary Agreement dated 01.02.2014.
2	Copy of Electricity Bill Consumer No. 020018621721 for the month of May 2021 in the name of Ela Mahesh Shah issued by MSEDCL.

### LOCATION:

The said building is located at Survey No. 92, Hissa No. 1/3(P) of Village – Aayre, Dombivali (East), Thane. The property falls in Residential Zone. It is at a travelling distance 1.5 Km. from Dombivali railway station.

### BUILDING:

The building under reference is having Stilt + 9 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 4 Residential Flat. The building is having 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Balcony + Open Terrace. (i.e. 1 BHK with WC & Bath). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & concealed electrification & concealed plumbing.

**Valuation as on 24<sup>th</sup> February 2022**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>667.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	16 years
Cost of Construction	:	667.00 X 2,500.00 = ₹ 16,67,500.00
Depreciation $\{(100-10) \times 16 / 60\}$	:	24.00%
Amount of depreciation	:	₹ 4,00,200.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 66,990.00 per Sq. M. i.e. ₹ 6,224.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 58,772.00 per Sq. M. i.e. ₹ 5,460.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,000.00 per Sq. Ft.
<b>Value of property as on 24.02.2022</b>	<b>:</b>	<b>667.00 Sq. Ft. X ₹ 9,000.00 = ₹ 60,03,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 24.02.2022</b>	<b>:</b>	<b>₹ 60,03,000.00 - ₹ 4,00,200.00 = ₹ 56,02,800.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 56,02,800.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 50,42,520.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 44,82,240.00</b>
<b>Insurable value of the property (667 X 2,500.00)</b>	<b>:</b>	<b>₹ 16,67,500.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 702, 7th Floor, Wing – B, Building No. 7, "Sarvoday Aangan Co-op. Hsg. Soc. Ltd.", Pandurangwadi, Near Sai Baba Mandir, Village Aayre, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India for this particular purpose at ₹ 56,02,800.00 (Rupees Fifty Six Lakh Two Thousand Eight Hundred Only) as on 24<sup>th</sup> February 2022.



**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24<sup>th</sup> February 2022 is ₹ 56,02,800.00 (Rupees Fifty Six Lakh Two Thousand Eight 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.

**PART III- DECLARATION**

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:



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**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 9 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3.	Year of construction	2006 (As per site information)
4.	Estimated future life	44 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Cement plastering, POP false ceiling
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 electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	2 Lifts

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

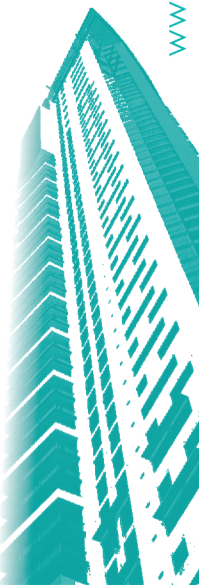


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## Actual site photographs

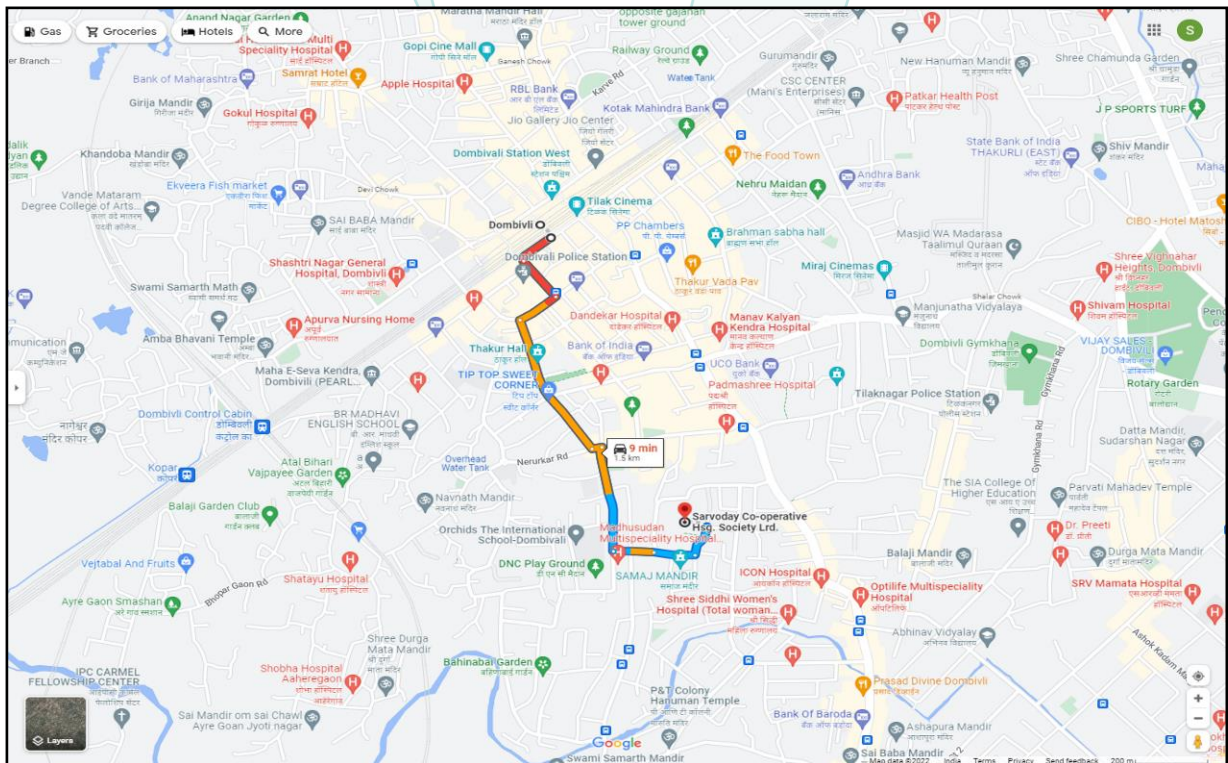


SARVODAYAANGAN CO-OP.HSG.SOC.LTD.		
<b>First Floor:</b>	101. Pratik Anand	102. Pratik Anand
<b>Second Floor:</b>	201. Pratik Anand	202. Pratik Anand
<b>Third Floor:</b>	301. Pratik Anand	302. Pratik Anand
<b>Fourth Floor:</b>	401. Pratik Anand	402. Pratik Anand
<b>Fifth Floor:</b>	501. Pratik Anand	502. Pratik Anand
<b>Sixth Floor:</b>	601. Pratik Anand	602. Pratik Anand
<b>Seventh Floor:</b>	701. Pratik Anand	702. Pratik Anand
<b>Eighth Floor:</b>	801. Pratik Anand	802. Pratik Anand
<b>Ninth Floor:</b>	901. Pratik Anand	902. Pratik Anand



# Route Map of the property

Site u/r




Latitude Longitude - 19°12'34.7"N 73°05'27.0"E

Note: The Blue line shows the route to site from nearest railway station (Dombivali – 1.5 Km.)




## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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**Year** 20212022 **Language** English

**Annual Statement of Rates**

**Selected District** ठाणे

**Select Taluka** कल्याण

**Select Village** गावाचे नाव : आयरे गाव

**Search By**  Survey No  Location

**Enter Survey No** 92

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/46-विभाग 21क आयरे गाव : मध्य रेल्वेच्या पूर्वेकडील हाय स्टेशन लाइनच्या दक्षिणे कडील भाग व बसई दिवा रेल्वेच्या पूर्वेकडील भाग	25900	63800	73300	84200	73300	चौ. मीटर	सर्व्हे नंबर
11/46-विभाग 21क आयरे गाव : मध्य रेल्वेच्या पूर्वेकडील हाय स्टेशन लाइनच्या दक्षिणे कडील भाग व बसई दिवा रेल्वेच्या पूर्वेकडील भाग	25900	63800	73300	84200	73300	चौ. मीटर	नवीन सि.टी.एस.नंबर

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[Home](#) > [Property for Sale in Thane](#) > [Flats for Sale in Thane](#) > [Flats for Sale in Dombivli East](#) > [1 BHK Flats for Sale in Dombivli East](#) > 610 Sq-ft Property ID: 57251215

₹ 40.1 Lac

Free Property Valuation

1 BHK Flat for sale in Dombivli East, ...

for sale in Sarvodaya Anand, Dombivli East, Thane

Owner

Ashish Gupta

Contact Now

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

Posted on: Feb 23, '22

<p>Bedroom 1 <a href="#">See Dimension</a></p> <hr/> <p>Super area 610 sqft ₹ 6,574/sqft</p> <hr/> <p>Developer <a href="#">Happy Home Group Builders</a></p> <hr/> <p>Status Ready to Move</p>	<p>Bathroom 1</p> <hr/> <p>Carpet area 460 sqft ₹ 8,717/sqft</p> <hr/> <p>Project <a href="#">Sarvodaya Anand</a></p> <hr/> <p>Transaction type Resale <a href="#">Free Legal Title Check</a></p>	<p>Balcony 1</p> <hr/> <p>Loading ⓘ 24%</p> <hr/> <p>Floor 1 (Out of 7 Floors)</p>	<p>Study Room 1</p> <hr/> <p>Car parking 1 Open</p>
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10 photos

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Save Property for Later

Sulekha

Dombivli

Dombivli

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Sort By

2 BHK Flat for Resale in Dombivli East

Dombivli East, Dombivli [View Map](#)

royal international school

by Mauli Enterprises Real Estate & Consultant

Sponsored

₹45 Lakhs

EMI starts at ₹35.57K/month

Config

2 BHK Residential Apartment

Sale Type

Resale

Built-up Area

580 Sq Feet

Possession

Immediate

₹6618 / Sq Feet

Open car park

3 Total Floors

1 bath

Semi Furnished

1 Car Parking

Corporation water, Drainage facility, Security, CCTV, Park +3 amenities

An elegant 2 BHK lavish Flat from Sarvodaya angan is available for sale Dombivli East, Dombivli. This spacious, Semi Furnished Flat stands on the 3 floor of the magnificent [Sarvodaya angan](#) build with 1 bathrooms, and modular kitchen. Thoughtfully planned and constructed beautiful architecture, this Semi Furnished Flat has all sorts of modern amenities like Corporation water, Drage facility, Security, CCTV, Park, Community hall, Lobby area, Water treatment, Vaastupliant.

Read less

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## Price Indicators

Buy ▾ | Enter Locality / Project / Society / Landmark | Near Me | Q

Home > Property in Mumbai > Pandurangwadi > Apartments > 1 BHK > 400 to 500 sq.ft. | Posted on Feb 09, 2022 | Ready to move

**₹64.75 Lac** @ 14,230 per sq.ft. | **1BHK 1Bath**  
Estimated EMI ₹51,716 | Residential Apartment for Sale  
in Asha Park, Pandurangwadi, , Mumbai Beyond Thane, Mumbai

**RERA STATUS** NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in>

Overview | Society | Owner Details | Recommendations | Price Trends

Property (0) | Society (7)

**Area**  
Carpet area: 455 sq.ft. (42.27 sq.m.)

**Configuration**  
1 Bedroom , 1 Bathroom, No Balcony with Pooja Room

**Price**  
₹ 64.75 Lac+ Govt Charges & Tax @ 14,230 per sq.ft. (Negotiable)

**Address**  
Asha Park  
Pandurangwadi, Mumbai Beyond Thane

**Floor Number**  
5<sup>th</sup> of 7 Floors

**Facing**  
West

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## Sales Instance

गावाचे नाव : आयरे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3303000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: मोजे आयरे स.नं. 92,हि.नं. 1/3(पैकी)प्लॉट नं. 6 वरील शंकर साई को.ऑप.हौ.सो.लि.,सदनिका नं. 21, चौथा मजला, क्षेत्रफळ 557 चौ.फु. बिल्टअप( ( Survey Number : स.नं. 92, हि.नं. 1/3 (पैकी) ; ) )
(5) क्षेत्रफळ	557 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.-संजय इच्छाराम भारंबे - वय:-48 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साम्राज्य, बळवंतपुरम, ब्लॉक नं. ओ-403, रोड नं. पौड रोड, उत्सव मंगल कार्यालय जवळ, शिवतीर्थनगर, कोथरूड, पुणे सिटी, एक्स. सर्व्हिसमें कॉलनी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं.-ABLPB5403C 2): नाव.-अरुण इच्छाराम भारंबे - वय:-45 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ग्लोरिया, बिल्डिंग नं. 15, रिजन्सी अर्नतम, ब्लॉक नं. 404, रोड नं. कल्याण शिळ रोड, विको नाका, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-ANIPB8560B 3): नाव.-मान्यता देणार - विजया इच्छाराम भारंबे - वय:-72 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: साम्राज्य, बळवंतपुरम, ब्लॉक नं. ओ-403, रोड नं. पौड रोड, उत्सव मंगल कार्यालय जवळ, शिवतीर्थनगर, कोथरूड, पुणे सिटी, एक्स. सर्व्हिसमें कॉलनी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं.-ATYPB4225B 4): नाव.-मान्यता देणार - हर्षा दिलीप चौधरी - वय:-55 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: देव मदन को ऑप हौ सो लि, ब्लॉक नं. बी/1/107, रोड नं. गोपाळ नगर रोड नं. 1, कोपर्डे हॉस्पिटल जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-AOLPC7737H 5): नाव.-मान्यता देणार - स्मिता सुधिर पाटील - वय:-49 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निसर्गसुंदर अपार्टमेंट, गणजय सोसायटी, ब्लॉक नं. 203, रोड नं. डी.पी. रोड, ऋग्वेद हॉटेल जवळ, कोथरूड, पुणे सिटी, एक्स. सर्व्हिसमें कॉलनी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं.-AVEPP8642E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-विनय वसंत खेतले - वय:-39, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मोहन प्रीनव्हडस (पी-2-जेड), ब्लॉक नं. 3/602, रोड नं. पार्सपलाईन रोड, मांजली व्हिलेज, बदलापूर प., महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-ATMPK2226M 2): नाव.-आर्या विनय खेतले - वय:-37, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मोहन प्रीनव्हडस (पी-2-जेड), ब्लॉक नं. 3/602, रोड नं. पार्सपलाईन रोड, मांजली व्हिलेज, बदलापूर प., महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-APZPG0407K
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3006/2022
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	210000

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## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24<sup>th</sup> February 2022**

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: (R)

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 56,02,800.00 (Rupees Fifty Six Lakh Two Thousand Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.



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