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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre**

Commercial Shop No. 002, Ground Floor, "**Rosefinch Phase - I**", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India.

Latitude Longitude : 19°10'16.2"N 73°13'52.5"E

Intended User:

**Cosmos Bank
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)



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

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 002, Ground Floor, "Rosefinch Phase - I", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre.**

Boundaries of the property

North	: Railway Track
South	: Sidh Swayambhu Shiv Mandir Road
East	: Railway Track
West	: Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 27,79,125.00 (Rupees Twenty Seven Lakhs Seventy Nine Thousands One Hundred And Twenty 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

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.26 15:48:40 +05'30'

Avind
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. 002, Ground Floor, "Rosefinch Phase - I", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, 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 26.02.2025 for Housing Loan Purpose.
1	Date of inspection	13.02.2025
3	Name of the owner / owners	Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre
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. 002, Ground Floor, "Rosefinch Phase - I", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India. Contact Person : Mr. Lalit Deepak Bakare - Owner / Person Meets at site - Mrs. Rajashree Barde (Tenant's Wife) Contact No. 9326012290
6	Location, Street, ward no	Village - Belavalli, District - Thane
7	Survey / Plot No. of land	Village - Belavalli New Survey No - 33/P, 35/1(P), 35/1(P), 35/1(P) & others
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	<p>Carpet Area in Sq. Ft. = 187.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 191.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 229.20 (Carpet Area + 20%)</p> <p>All the above areas are within 3% of the Agreement for Sale Area . The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated . Hence , valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Belavalli, Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 503
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. Avinash Barde
	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 KBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Avinash Barde
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	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?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial shop in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch to assess Fair Market Value as on 26.02.2025 for Commercial Shop No. 002, Ground Floor, "Rosefinch Phase - I", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.11412/2011 Dated 09.11.2011 between M/s. Pranjee properties Pvt Ltd.(The Promoter) And Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre(The purchaser).
2)	Copy of Commencement Certificate No.KBNP / BP / 1864 -3 Dated 31.03.2009 issued by Kulgaon Badlapur Municipal Council.
3)	Copy of Occupancy Certificate No.KBNP / NRV /2616 / 2014- 2015 Dated 04.04.2015 issued by Kulgaon Badlapur Municipal Council.

Location

The said building is located at Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503. The property falls in Residential cum Commercial Zone. It is at a traveling distance 1.5 Km from Badlapur Railway Station.



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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 9 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The Composition of Commercial Shop is single Unit + Toilet. This Commercial Shop is Kota Tile Flooring, MS Rolling Shutter, Concealed Electrification etc.

Valuation as on 26th February 2025

The Carpet Area of the Commercial Shop	:	191.00 Sq. Ft.
--	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	10 Years
Cost of Construction	:	229.20 Sq. Ft. X ₹ 2,500.00 = ₹ 5,73,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$:	15.00%
Amount of depreciation	:	₹ 85,875.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,800/- per Sq. M. i.e. ₹ 6,113/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 60,315/- per Sq. M. i.e. ₹ 5,603/- per Sq. Ft.
Value of property	:	191.00 Sq. Ft. X ₹ 15,000 = ₹28,65,000.00
Total Value of property as on 26th February 2025	:	₹28,65,000.00

(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 26th February 2025	:	₹ 28,65,000.00 - ₹ 85,875.00 = ₹ 27,79,125.00
Total Value of the property	:	₹ 27,79,125.00
The realizable value of the property	:	₹25,01,213.00
Distress value of the property	:	₹22,23,300.00
Insurable value of the property (229.20 X 2,500.00)	:	₹5,73,000.00
Guideline value of the property (229.20 X 5603.00)	:	₹12,84,208.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 002, Ground Floor, "Rosefinch Phase - I", New/Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka - Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India for this particular purpose at **₹ 27,79,125.00 (Rupees Twenty Seven Lakhs Seventy Nine Thousands One Hundred And Twenty Five Only)** as on 26th



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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 **26th February 2025** is **₹ 27,79,125.00 (Rupees Twenty Seven Lakhs Seventy Nine Thousands One Hundred And Twenty 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. 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:

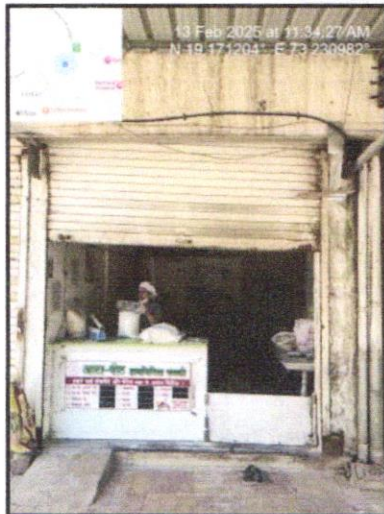
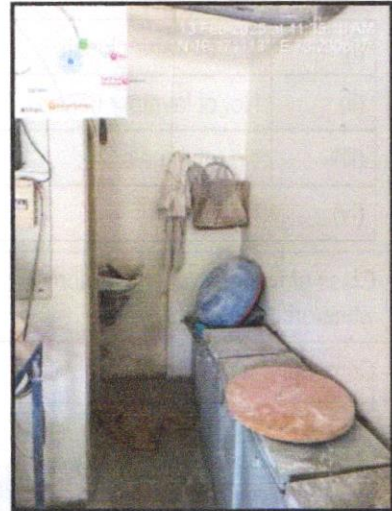
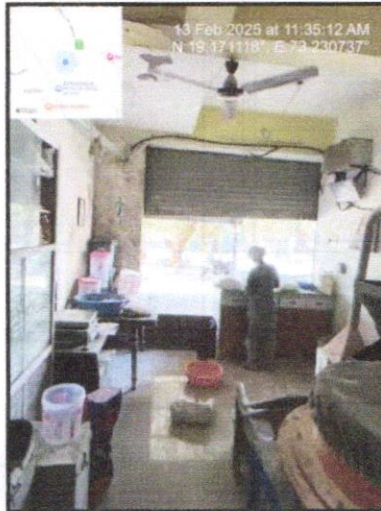
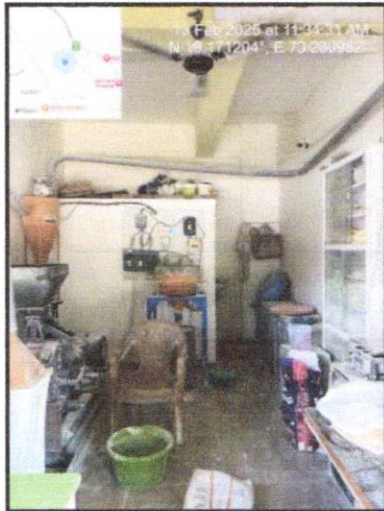
ANNEXURE TO FORM 0-1

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	: 2015 (As per occupancy certificate)				
4	Estimated future life	: 50 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 .				
10	Flooring	: Kota tiles 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 Electrification
(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



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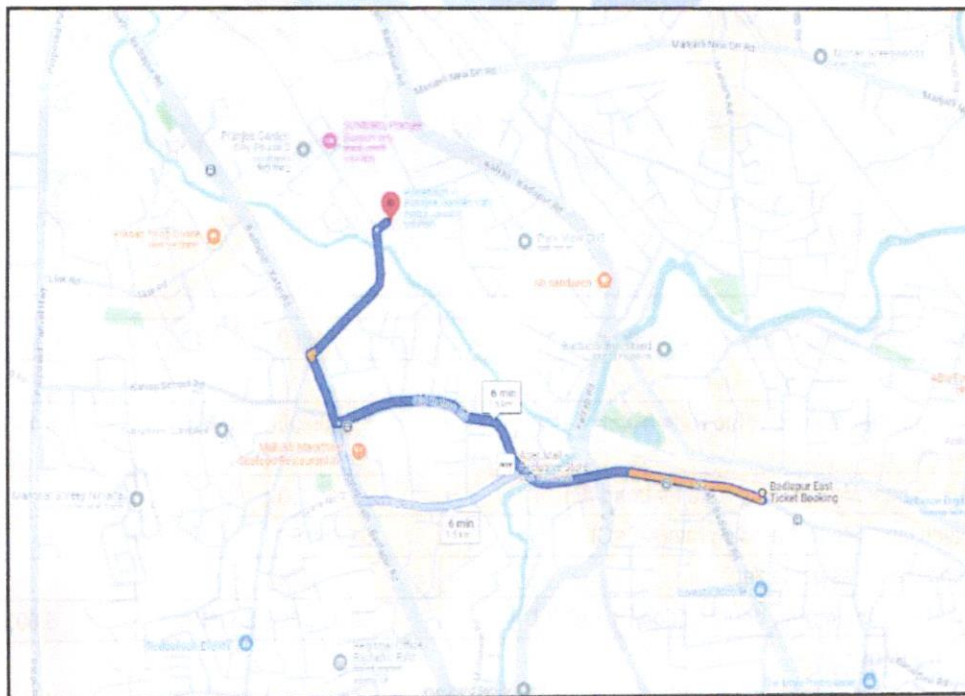
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Route Map of the property




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



Longitude Latitude: 19°10'16.2"N 73°13'52.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 1.5 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#)
[User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Ambarnath

Select Village: Mauje [Gav] Mauje Belvali No. 6 (Kulgaon B)

Search By: Survey No. SubZones

Enter Survey No: 33 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने औद्योगिक	एकक (Rs.)	Attribute
7/16-डी -2) बेलवली वरील डी-1 व्यतिरीक्त उरलेल्या सर्व मिळकती वेलवली	10950	52700	55200 65800 55200	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	65800			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	65,800.00	Sq. Mtr.	6,113.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	10950			
The difference between land rate and building rate(A-B=C)	54,850.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	60,315.00	Sq. Mtr.	5,603.00	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



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Price Indicators

Property	Belavali, Badlapur		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	106.67	128.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,749.00	₹15,625.00	-

Home / For Rent / [Post Your Property](#) / [Sign up](#) / [Login](#) / [Menu](#)

Shop In Sarvodaya Nagar English...

Commercial Buy dental hospital road, Sarvodaya, Badlapur

₹ 20 Lacs **₹ 15,018/Month** **128 Sq.Ft**

₹ 15,625 / Sq.Ft Estimated EMI Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dattanagar / Shops for Sale in Dattanagar / Property

Photos
Location
Shortlist

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Jan 16, 2025
Project On

Public And Reserved
Parking 10 Bikes

Ground Floor
Of Total 4 Floors

1 To 5 Year
Age of Project

Immediately
Availability From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

56

Unique Views

0

Shortlist

3

Contacted

Powered By **NBEstimate**

Similar Properties



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Price Indicators

Property	Belavali, Badlapur		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	375.00	450.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,333.00	₹11,111.00	-

NOBROKER

Shop In Badlapur West, Mumb... ₹ 50 Lacs ₹ 37,546/Month 450 Sq.Ft

Commercial Buy Belavali, Shiv Supermarket 11,111 / Sq.Ft. Estimated EM Built Up Area [Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Belavali / Shops for Sale in Belavali / Proper

Photos Location Shortlist

Shop Property Type None Parking

Freehold Ownership Type Ground Floor Off-Plan Offices

Unfurnished Furnishing 5 To 10 Year Age of Property

Aug 28, 2024 Listed On Immediately Walk-In Form

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

Nearby: D Mart Domino's Pizza Hotel Gurudev Shabari Hotel Manohar Shreeji Nirvana

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

9 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

[Similar Properties](#)

Sale Instances

Property	Belavali, Badlapur		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	161.00	193.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,359.00	₹9,466.00	-

14/02/2025, 13:04

igr_17882

1788278

06-01-2025

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 17882/2024

नोंदणी :

Regn:63m

गावाचे नाव : बेलवली

(1)वितेखाचा प्रकार	करारनामा
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1182000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :, इतर माहिती: मौजे बेलवली येथील स.नं 51 हि.नं3 पैकी यावरील अंबर प्लाझा II को ऑप हौ सोसायटी लि मधील दुकान क्र 05 तळमजला क्षेत्र 161 चौ फूट कारपेट म्हणजेच 14.96 चौ मी कारपेट((Survey Number : 51 ;))
(5) क्षेत्रफळ	161 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंदा राजधारी पाल वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धनराजोपाल विद्यालय जवळ, 109, श्री कृपा सोसायटी, अनंदगढ पार्क साईट, विक्रोळी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं.-APJPP3110Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुन्नालाल पाल -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं.201 अंबर प्लाझा I, प्रांजी, कात्रप रोड बदलापूर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-CPDPP3578N 2): नाव:-रिंकी मुन्ना लाल पाल -- वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं.201 अंबर प्लाझा I, प्रांजी, कात्रप रोड बदलापूर पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-DDJPP1005F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17882/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14)शेरा	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 27,79,125.00 (Rupees Twenty Seven Lakhs Seventy Nine Thousands One Hundred And Twenty 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: 2025.02.26 15:48:55 +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

