

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Aakash Munnilal Kanojiya & Mrs. Karishma Aakash Kanojiya**

Residential Flat No. 6, 1st Floor, "**Sonal Co-Op. Hsg. Soc. Ltd.**", Shastri Nagar, Devi Chowk, Village
- New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State -
Maharashtra, India.

Latitude Longitude : 19°13'5.2"N 73°4'56.0"E

Intended User:

**Cosmos Bank
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, 1st Floor, "**Sonal Co-Op. Hsg. Soc. Ltd.**", Shastri Nagar, Devi Chowk, Village - New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Mr. Aakash Munnilal Kanojiya & Mrs. Karishma Aakash Kanojiya**.

Boundaries of the property

North : Joshi Bungalow
South : Internal Road
East : Ayush Apartment
West : Aishwarya CHSL

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 **₹ 33,07,312.50 (Rupees Thirty Three Lakhs Seven Thousand Three Hundred And Twelve 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



Residential Flat No. 6, 1st Floor, "Sonal Co-Op. Hsg. Soc. Ltd.", Shastri Nagar, Devi Chowk, Village - New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 14.02.2025 for Housing Loan Purpose.
1	Date of inspection	13.02.2025
3	Name of the owner / owners	Mr. Aakash Munnilal Kanojiya & Mrs. Karishma Aakash Kanojiya
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: Residential Flat No. 6, 1 st Floor, "Sonal Co-Op. Hsg. Soc. Ltd.", Shastri Nagar, Devi Chowk, Village - New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India. Contact Person : Mr. Sriram Aghoramurthy Iyer (Seller) Contact No. 9773553397
6	Location, Street, ward no	Village - New Dombivli, District - Thane
7	Survey / Plot No. of land	Village - New Dombivli New Survey No - 53 Old Survey No - 42
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 387.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 352.00 Balcony Area in Sq. Ft.= 35.00 Built Up Area in Sq. Ft. = 465.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - New Dombivli, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 202
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,200.00 (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 Residential 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 – 1988 (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, Dombivali (East) Branch to assess Fair Market Value as on 14.02.2025 for Residential Flat No. 6, 1st Floor, "**Sonal Co-Op. Hsg. Soc. Ltd.**", Shastri Nagar, Devi Chowk, Village - New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to **Mr. Aakash Munnilal Kanojiya & Mrs. Karishma Aakash Kanojiya.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2262/2025 Dated 10.02.2025 between Mr. Sriram Aghoramurthy Iyer & Mrs. Revathy Sriram Iyer Alias Miss. Revathy Balasubramanian Iyer(The Transferor) And Mr. Aakash Munnilal Kanojiya & Mrs. Karishma Aakash Kanojiya(The transferee).
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Location

The said building is located at Village - New Dombivli, Taluka - Kalyan, District - Thane, PIN Code - 421 202. The property falls in Residential Zone. It is at a traveling distance 350M from Dombivli Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Balcony. This Residential Flat is Partly Kota Stone / Ceramic tiles flooring, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Open-Conduit plumbing with Casing Capping Electrical wiring etc.

Valuation as on 14th February 2025

The Built Up Area of the Residential Flat	:	465.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1988 (As per site information)
Expected total life of building	:	60 Years



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Age of the building	:	37 Years
Cost of Construction	:	465.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,62,500.00
Depreciation $\{(100 - 10) \times (37 / 60)\}$:	55.50%
Amount of depreciation	:	₹ 6,45,187.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,200/- per Sq. M. i.e. ₹ 6,057/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 49,734/- per Sq. M. i.e. ₹ 4,620/- per Sq. Ft.
Value of property	:	465.00 Sq. Ft. X ₹ 8,500 = ₹39,52,500
Total Value of property as on 14th February 2025	:	₹39,52,500.00

(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 14th February 2025	:	₹ 39,52,500.00 - ₹ 6,45,187.50 = ₹ 33,07,312.50
Total Value of the property	:	₹ 33,07,312.50
The realizable value of the property	:	₹29,76,581.00
Distress value of the property	:	₹26,45,850.00
Insurable value of the property (465.00 X 2,500.00)	:	₹11,62,500.00
Guideline value of the property (465.00 X 4620.00)	:	₹21,48,300.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 6, 1st Floor, "Sonal Co-Op. Hsg. Soc. Ltd.", Shastri Nagar, Devi Chowk, Village - New Dombivli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India for this particular purpose at **₹ 33,07,312.50 (Rupees Thirty Three Lakhs Seven Thousand Three Hundred And Twelve Only)** as on 14th 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 **14th February 2025** is **₹ 33,07,312.50 (Rupees Thirty Three Lakhs Seven Thousand Three Hundred And Twelve 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- VALUATION

I, hereby declare that

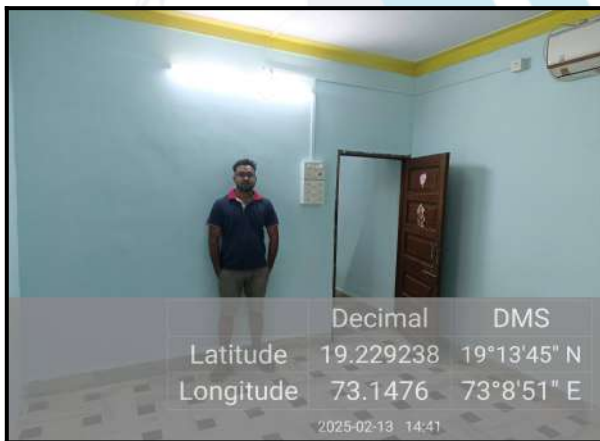
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

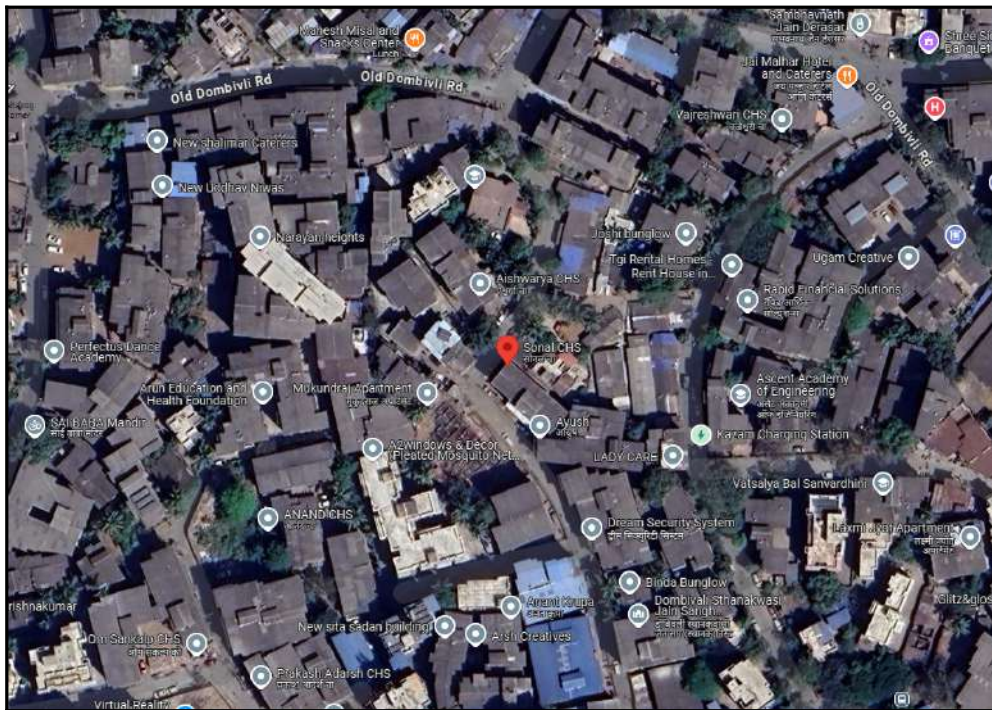
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor				
3	Year of construction	: 1988 (As per site information)				
4	Estimated future life	: 23 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Partly Kota Stone / Ceramic 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.	: Open-Conduit plumbing with Casing Capping 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

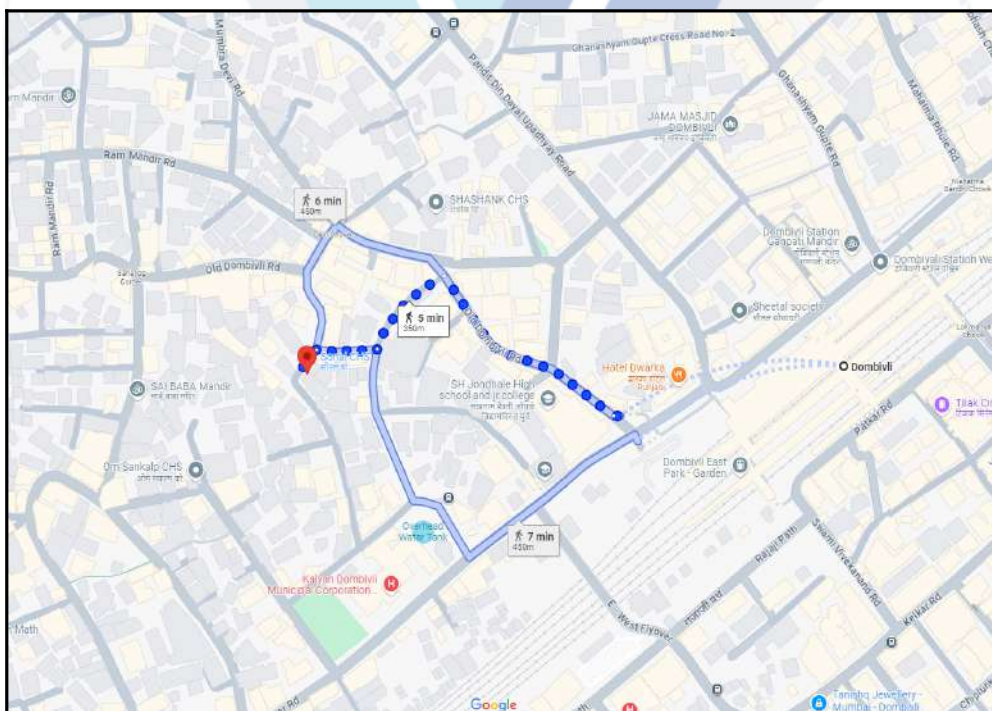
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°13'5.2"N 73°4'56.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 350M).

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 Kokon [Help on Division](#)

District Name	ठाणे	Taluka Name	कल्याण	Village/Zone Name	गावचे नाव : वांखरली
Attribute	सक्रे नंबर	55		SubZone Name	३/१०-बेगाव २०व (२) डीअरे
Mahapalika Area	Kalyan/Dombivali Mun				

Open Land	Residence	Office	Shop	Industry	Unit
23400	65200	75400	87600	75400	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	65200			
Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	65,200.00	Sq. Mtr.	6,057.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23400			
The difference between land rate and building rate(A-B=C)	41,800.00			
Percentage after Depreciation as per table(D)	37%			
Rate to be adopted after considering depreciation [B + (C X D)]	49,734.00	Sq. Mtr.	4,620.00	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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹15,556.00	₹12,963.00	-



NOBROKER
₹ 70 Lacs Non-negotiable
₹ 40,120/Month Estimated EMV
540 Sq.Ft



- 1 Bedroom No. of Bedroom
- 1 Bathroom No. of Bathroom
- NA Balcony
- None Swimming Pool


Overview

Age of Building: 150 Years	Ownership Type: Self Owned
Maintenance Charges: ₹2.2 Per Sq.Ft/M	Flooring: NA
Bulkup Fee: 940 Sq.Ft	Furnishing Status: Fully Furnished
Facing: West	Floor: 2/4
Parking: Elite	Child Security: Yes

Activity On This Property

0 Listings | 0 Shortlist

Similar Properties



1 BHK Flat in Shiv Aghish Ch...
₹ 70 Lacs

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	590.00	708.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,203.00	₹10,169.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "2BHK 1Bath Flat/Apartment for Sale" located in "Vijay Smruti, Dombivli East, Thane". The price is listed as ₹72 Lac, with an estimated EMI of ₹57,507 and a rate of ₹10,588 per sq.ft. The listing includes a "RERA STATUS" of "NOT AVAILABLE" and a link to the Maharashtra RERA website. Navigation tabs include Overview, Society, Owner Details, Price Trends, Society Reviews, and Explore Locality. A gallery of photos is shown with 17 images. Key specifications include: Area (Built Up: 680 sq.ft., Carpet: 590 sq.ft.), Configuration (2 Bedrooms, 1 Bathroom, No Balcony), Price (₹72 Lac + Govt Charges & Tax @ ₹10,588 per sq.ft., Negotiable), Floor Number (Ground of 4 Floors), Facing (East), and Property Age (10+ Year Old). Amenities listed include East Facing, Ground Floor, Wheel Chair Friendly, Pet Friendly, Air Conditioned, On-Call Maintenance Staff, Close to Market, Gated Society, Close to Railway Station, and Parking Available.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	465.00	465.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹7,428.00	₹7,428.00	-

2262338

10-02-2025

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 2262/2025

नोदणी :

Regn.83m

गावाचे नाव : डोंबिवली (नवी)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2817000
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग न. 3/19 दर - 65200/- मौजे नवी डोंबिवली पेधील जुना सर्वे क्रमांक. 42 आणि नवीन सर्वे क्रमांक.53 यावरील सोनल को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, शास्तीनगर, देवी चौक, डोंबिवली(पश्चिम)मधील सदनिका क्रमांक .6, पहिला मजला, 465 चौ. फुट बिल्टअप((Survey Number : 53 old S No. 42 ;))
(5) क्षेत्रफळ	465 चौ.फूट
(6) आकारणी किंवा जुठी 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:-श्रीराम अघोरमूर्ती अय्यर वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ०६, पहिला मजला, सोनल सोसायटी, नकुल पाटील बंगल्याजवळ, डोंबिवली पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ACFP15765B 2): नाव:-रेवती श्रीराम अय्यर लग्नापूर्वीचे नाव रेवती बालसुब्रमनियन अय्यर वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ०६, पहिला मजला, सोनल सोसायटी, नकुल पाटील बंगल्याजवळ, डोंबिवली पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ADGPI3065C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आकाश मुरीलात कनोजीया वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: १, सीताबाई निवास चाल, जय अंबे शॉप, कोपर क्रॉस रोड, हिंदी शाळेजवळ, शास्ती नगर, डोंबिवली (पश्चिम), ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CNQPK0932C 2): नाव:-करिश्मा आकाश कनोजीया वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: १, सीताबाई निवास चाल, जय अंबे शॉप, कोपर क्रॉस रोड, हिंदी शाळेजवळ, शास्ती नगर, डोंबिवली (पश्चिम), ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-EBUPK8786C
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2025
(10) दस्त नोदणी केल्याचा दिनांक	10/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2262/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	224000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) घेरा	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-:	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th 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 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 **₹ 33,07,312.50 (Rupees Thirty Three Lakhs Seven Thousand Three Hundred And Twelve 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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