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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. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.**

Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West),
Taluka - Thane , District - Thane , PIN - 400 606, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'51.6"N 72°57'24.0"E

Intended User:

Cosmos Bank
Naupada

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West), Taluka - Thane, District - Thane, PIN - 400 606, State - Maharashtra, Country - India belongs to **Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva..**

Boundaries	:	Building	Flat
North	:	Gomi Avenue	Flat No. 701
South	:	P.L. Deshpande Road	Lift
East	:	Residential Building	Staircase
West	:	Indise bungalow	Flat No. 701

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 **₹ 1,38,38,560.00 (Rupees One Crore Thirty Eight Lakhs Thirty Eight Thousands Five Hundred And Sixty 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/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 606, 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 Fair Market Value as on 25.07.2024 for Housing Loan Purpose.
1	Date of inspection	24.07.2024
3	Name of the owner / owners	Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.
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. 703, 7 th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 606, State - Maharashtra, Country - India. Contact Person : Mr. Sunny Rajnikant Bauva (Owner) Contact No. 7977787497
6	Location, Street, ward no	Shastri Nagar Village - Majiwade, Thane (West) District - Thane
7	Survey / Plot No. of land	Village - Majiwade Old Survey No - 232/4(p), New Survey No. 232/4C, 232/4A
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. = 969.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 908.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1089.60 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwade, Thane (West) Taluka - Thane , District - Thane , Pin - PIN - 400 606
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?	Owner Occupied - Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	29,300.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (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, Naupada Branch to assess Fair Market Value as on 25.07.2024 for Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 606, State - Maharashtra, Country - India belongs to **Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva..**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.13248 / 2022 Dated 13.10.2022 between Mr. Rajdeo Uditnarayan Maurya, Mrs. Sushila Rajdeo Maurya & Mr. Anil Rajdeo Maurya(The Transferor) And Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva.(The Transferee).
2)	Copy of Previous Valuation Report Dated 28.10.2022 in the name of Mr. Sunny Rajnikant Bauva & Mr. Rajnikant Ramji Bauva issued by Vastukala Consultants Pvt. Ltd..

Location

The said building is located at Village - Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 606. The property falls in Residential Zone. It is at a traveling distance 4.4 Km. from Thane Railway Station.

Building

The building under reference is having Stilt + 2 Podium + 18 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. 7th Floor is having 6 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows with M. S. Grills, Concealed Plumbing with Conduit & Concealed Electrical



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wiringetc.

Valuation as on 25th July 2024

The Carpet Area of the Residential Flat	:	908.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	1089.60 Sq. Ft. X ₹ 2,700.00 = ₹ 29,41,920.00
Depreciation $\{(100 - 20) \times (6 / 60)\}$:	8.00%
Amount of depreciation	:	₹ 2,35,440.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,23,690/- per Sq. M. i.e. ₹ 11,491/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,18,807/- per Sq. M. i.e. ₹ 11,038/- per Sq. Ft.
Value of property as on 25th July 2024	:	908.00 Sq. Ft. X ₹ 15,500 = ₹1,40,74,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 25th July 2024	:	₹ 1,40,74,000.00 - ₹ 2,35,440.00 = ₹ 1,38,38,560.00
Total Value of the property	:	₹ ₹ 1,38,38,560.00
The realizable value of the property	:	₹1,24,54,704.00
Distress value of the property	:	₹1,10,70,848.00
Insurable value of the property (1089.60 X 2,700.00)	:	₹29,41,920.00
Guideline value of the property (1089.60 X 11038.00)	:	₹1,20,27,005.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 703, 7th Floor, "Millan Hills", Shastri Nagar, Village - Majiwade, Thane (West), Taluka - Thane , District - Thane , PIN - 400 606, State - Maharashtra, Country - India for this particular purpose at **₹ 1,38,38,560.00 (Rupees One Crore Thirty Eight Lakhs Thirty Eight Thousands Five Hundred And Sixty Only)** as on 25th July 2024

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 **25th July 2024** is **₹ 1,38,38,560.00 (Rupees One Crore Thirty Eight Lakhs Thirty Eight Thousands Five Hundred And Sixty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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

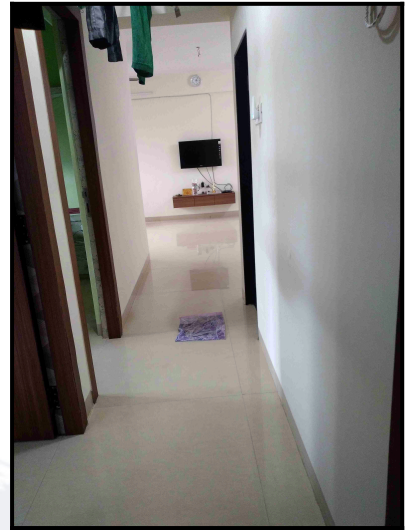
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

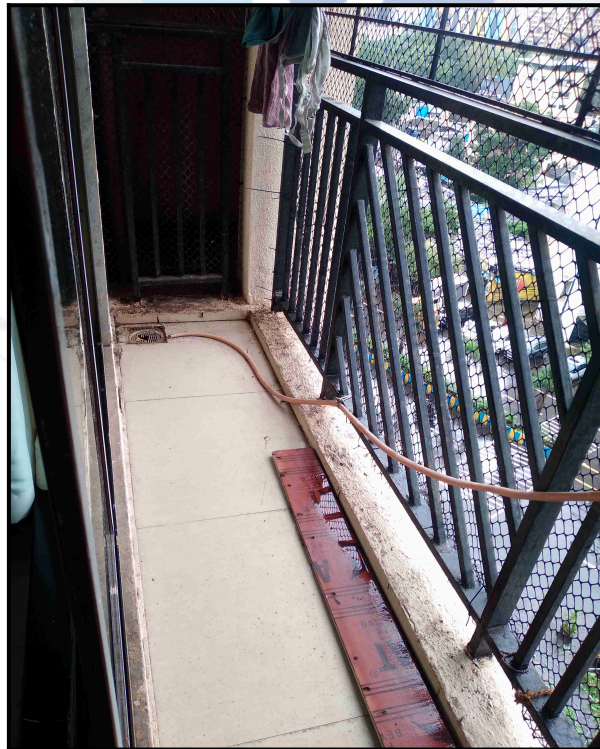
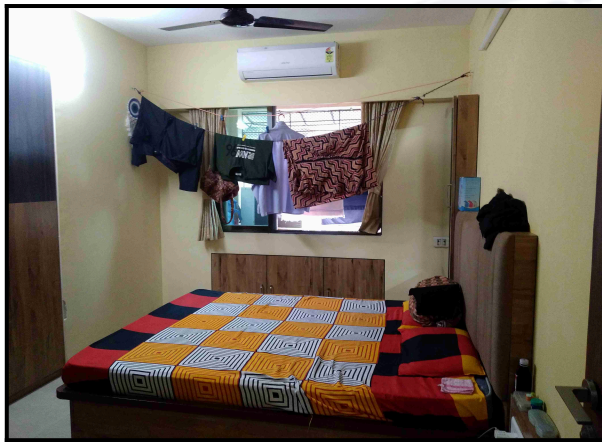
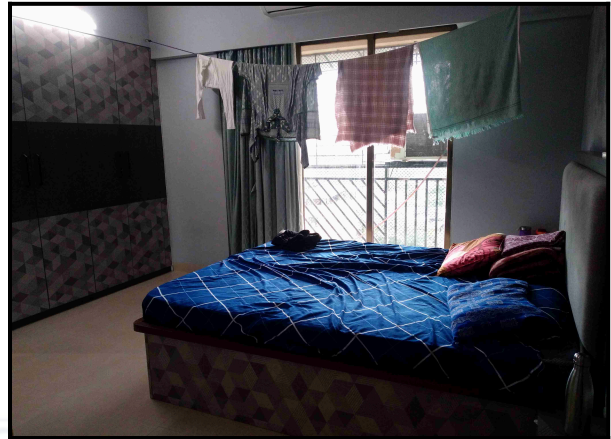
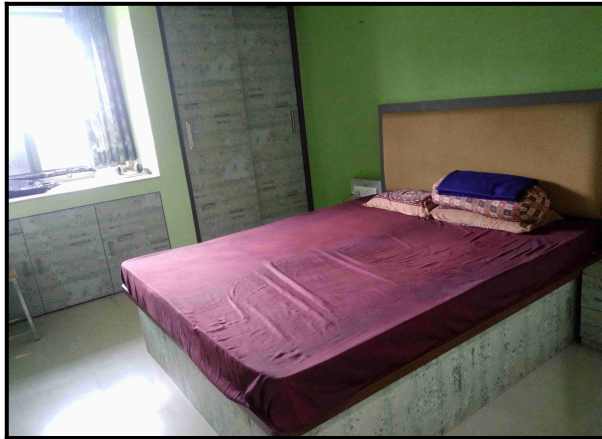
	Technical details		Main Building
1	No. of floors and height of each floor	:	Stilt + 2 Podium + 18 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 7 th Floor
3	Year of construction	:	2018 (As per site information)
4	Estimated future life	:	54 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 Masonry.
8	Partitions	:	6" Thk. Brick Masonry.
9	Doors and Windows	:	Teak Wood Door Frame With Flush Shutters, Powder coated Aluminum sliding windows with M. S. Grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Normal.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Plumbing with Conduit & Concealed Electrical wiring						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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.	:										
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.										
18	No. of lifts and capacity	: 3 Lifts										
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System										
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

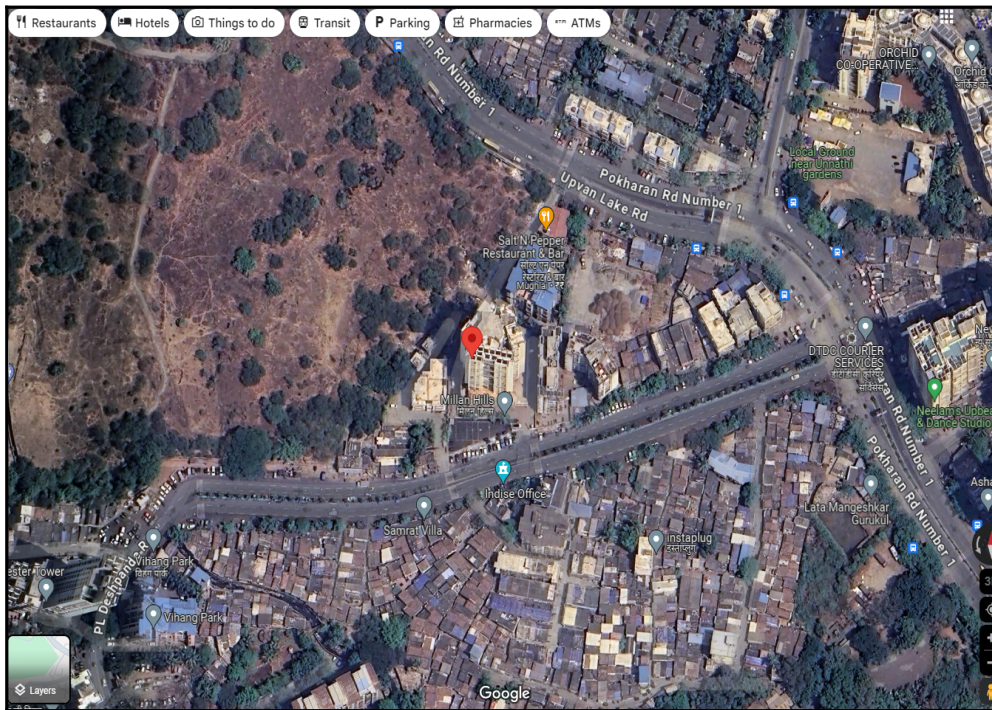
Actual Site Photographs



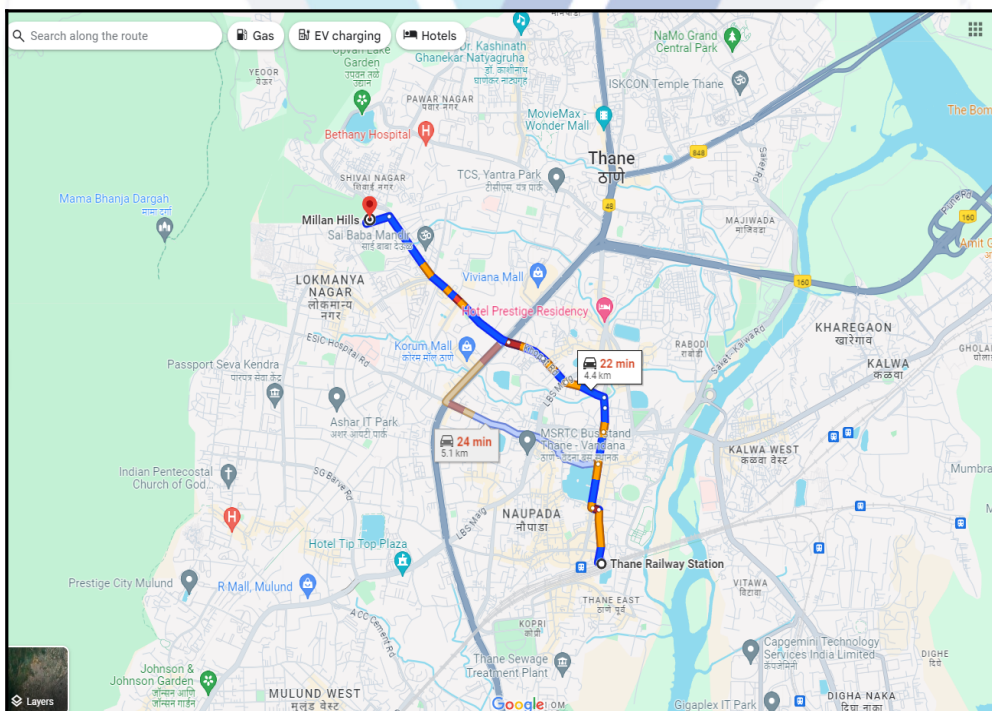
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'51.6"N 72°57'24.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.4 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)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/23-3ड) मौजे माजिवडे सर्वे क्र.	42300	117800	135300	156800	135300	चौ. मीटर सर्वेक्षण नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवड्याचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	117800			
Increase by 5% on Flat Located on 7 th Floor	5890			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,23,690.00	Sq. Mtr.	11,491.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	42300			
The difference between land rate and building rate(A-B=C)	81,390.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,18,807.00	Sq. Mtr.	11,038.00	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:



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	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	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	677.00	812.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,987.00	₹14,163.00	-



HOUSING.COM Buy In Thane Thane West + Add

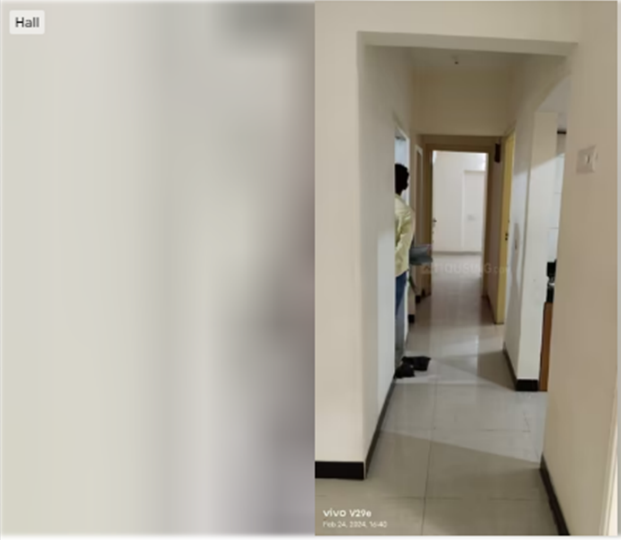
Home / Thane / Thane West / Apartment for Sale in Thane West / 2 BHK Flat Last updated: Jun

2 BHK Flat ₹1.15 Cr EMI starts at ₹14.16


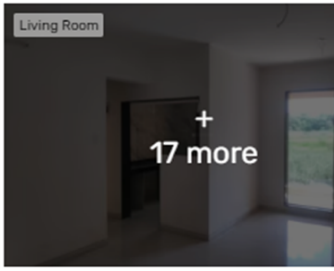
By REPUTED BUILDER

Cosmos Paradise, Shivai Nagar, Thane West, Thane

✓ VERIFIED
Contact Seller



SHARE
SAVE

+
17 more

812 sq.ft
Built Up Area

₹14.16 K/sq.ft
Avg. Price

15 Year Old
Age of property

Ready to move
Possession status

Middle of 14 floors

East facing Facing

Unfurnished Furnish

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	708.00	850.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,243.00	₹13,529.00	-

HOUSING.COM Buy In Thane Thane West + Add Download App

Home / Thane / Thane West / Apartment for Sale in Thane West / 2 BHK Flat Last updated: Jun

2 BHK Flat

By **REPUTED BUILDER**

Cosmos Paradise, Shivai Nagar, Thane West, Thane

₹1.15 Cr EMI starts at ₹13.53

VERIFIED Contact Seller

Hall Living Room + 18 more

850 sq.ft Built Up Area ₹13.53 K/sq.ft Avg. Price 5 Year Old Age of property Ready to move Possession status Lower of 14 floors East facing Facing Unfurnish Furnish

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPMENT

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	496.00	595.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,308.00	₹11,924.00	-



803536 25-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 803/2021 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7096945	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5375533	
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मोजे माजीवडे,ता.जि.ठाणे येथील झोन नं.6/23/3ड,मोजे माजीवडे येथील सर्वे नं.207(पार्ट)व 208(पार्ट),सदनिका क्र.153,15 वा मजला,इलिटी,बिल्डींग नं 19 व 20,ग्रँड सेंट्रल,वर्तक नगर,माजीवडे,ठाणे पश्चिम,सदनिका क्षेत्र 43.157 चौ.मी. कार्पेट,सदनिकेला जोडलेले क्षेत्र 2.921 चौ.मी. एन्क्लोज्ड बाल्कनी.((Survey Number : 207(पार्ट) व 208 (पार्ट) ;))	
(5) क्षेत्रफळ	46.078 चौ.मीटर	
(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:-मे.फॉर्चुन इन्फ्राक्रीएटर्स प्रा.लि.यांचे संचालक पुराणिक योगेश गोविंद यांचे तर्फे कबुली जबाब करीता शहाजी कर्कर वय:-54 पत्ता:-प्लॉट नं. -, माळा नं: तळ ते पाच मजले , इमारतीचे नाव: पुराणिक वन , ब्लॉक नं: कांचनपुष्प, कावेसर, ठाणे पश्चिम , रोड नं: घोडबंदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AACCF1078N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्तात्रय लक्ष्मण भोसले - वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र- एफ-7, माळा नं: -, इमारतीचे नाव: मॉडेल कॉलनी, ब्लॉक नं: मिलन हिल समोर, शास्ती नगर, ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AARPB0077F 2): नाव:-लक्ष्मी दत्तात्रय भोसले - वय:-56; पत्ता:-प्लॉट नं: सदनिका क्र- एफ-7, माळा नं: -, इमारतीचे नाव: मॉडेल कॉलनी, ब्लॉक नं: मिलन हिल समोर, शास्ती नगर, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AWUPB8573H 3): नाव:-महेश दत्तात्रय भोसले - वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र- एफ-7, माळा नं: -, इमारतीचे नाव: मॉडेल कॉलनी, ब्लॉक नं: मिलन हिल समोर, शास्ती नगर, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AXHPB4964E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	14/01/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	803/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	213000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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 **25th July 2024**

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 **₹ 1,38,38,560.00 (Rupees One Crore Thirty Eight Lakhs Thirty Eight Thousands Five Hundred And Sixty 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/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

