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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Prasanna Janardan Mohare & Mrs. Shilpa P. Mohare**

Residential Flat No. 404, 4th Floor, Building No A - 1, "**Shruti Park Co-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India.

Latitude Longitude : 19°13'28.7"N 72°58'49.4"E

Intended User:

Cosmos Bank

Dombivali (East) Branch

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

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 Residential Flat No. 404, 4th Floor, Building No A - 1, "Shruti Park Co-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India belongs to **Mr. Prasanna Janardan Mohare & Mrs. Shilpa P. Mohare.**

Boundaries of the property

North	: Open Plot
South	: Building No. A-2, Shruti Park
East	: Internal Road
West	: Supernal Garden 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 **₹ 71,76,281.00 (Rupees Seventy One Lakhs Seventy Six Thousands Two Hundred And Eighty One 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.:

Encl.: Valuation report



Residential Flat No. 404, 4th Floor, Building No A - 1, "Shruti Park Co-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, 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 17.07.2024 for Housing Loan Purpose.
1	Date of inspection	16.07.2024
3	Name of the owner / owners	Mr. Prasanna Janardan Mohare & Mrs. Shilpa P. Mohare
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. 404, 4 th Floor, Building No A - 1, "Shruti Park Co-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India. Contact Person : Mr. Vikrant Bamwarikar (Tenant) Contact No. 8412008643
6	Location, Street, ward no	Kolshet Road Village - Balkum, District - Thane
7	Survey / Plot No. of land	Village - Balkum New Survey No - 128/1, 129/1, 129/2, 129/4, 129/5, 129/7, 129/8, 130, 305/1, 305/2, 305/3, 305/4, 305/11
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. = 459.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 553.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Balkum, Taluka - Thane, District - Thane, Pin - PIN Code – 400 607
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. Vikrant
	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 TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Vikrant
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,500.00 Present rental income per month

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a 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 – 1993 (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, Dombivali (East) Branch Branch to assess Fair Market Value as on 17.07.2024 for Residential Flat Residential Flat No. 404, 4th Floor, Building No A - 1, "**Shruti Park Co-Op. Hsg. Soc. Ltd.**", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India belongs to **Mr. Prasanna Janardan Mohare & Mrs. Shilpa P. Mohare**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2423/2014 Dated 01.01.1970 between Mr. S. Jagannathan (The The Transferor) And Mr. Prasanna Janardan Mohare & Mrs. Shilpa P. Mohare(The transferee).
2)	Copy of Occupancy Certificate No.not visible for the Year - 1993 issued by Thane Municipal Corporation.

Location

The said building is located at Village - Balkum, Taluka - Thane, District - Thane, PIN Code – 400 607. The property falls in Flat Zone. It is at a traveling distance 4.9 Km from Thane Railway Station.

Building

The building under reference is having Ground + 9 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. 4th is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 4th. The Composition of Residential Flat The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage + Balcony. This Residential Flat is Partly Marble Flooring and Partly Kota Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Aluminium Sliding Windows with window grills, Open plumbing with C.P. fittings. Casing Capping wiring etc.

Valuation as on 17th July 2024

The Built Up Area of the Residential Flat	:	553.00 Sq. Ft.
-------------------------------------------	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	1993 (As per occupancy certificate)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	31 Years
Cost of Construction	:	553.00 Sq. Ft. X ₹ 2,200.00 = ₹ 12,16,600.00
Depreciation $\{(100 - 10) \times (31 / 60)\}$:	46.50%
Amount of depreciation	:	₹ 5,65,719.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,03,600/- per Sq. M. i.e. ₹ 9,625/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 81,776/- per Sq. M. i.e. ₹ 7,597/- per Sq. Ft.
Value of property as on 17th July 2024	:	553.00 Sq. Ft. X ₹ 14,000 = ₹77,42,000.00

(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 17th July 2024	:	₹ 77,42,000.00 - ₹ 5,65,719.00 = ₹ 71,76,281.00
Total Value of the property	:	₹ ₹ 71,76,281.00
The realizable value of the property	:	₹64,58,653.00
Distress value of the property	:	₹57,41,025.00
Insurable value of the property (553.00 X 2,200.00)	:	₹12,16,600.00
Guideline value of the property (553.00 X 7597.00)	:	₹42,01,141.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 404, 4th Floor, Building No A - 1, "Shruti Park Co-Op. Hsg. Soc. Ltd.", Dhokali Naka, Kolshet Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India for this particular purpose at **₹ 71,76,281.00 (Rupees Seventy One Lakhs Seventy Six Thousands Two Hundred And Eighty One Only)** as on 17th 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 **17th July 2024** is **₹ 71,76,281.00 (Rupees Seventy One Lakhs Seventy Six Thousands Two Hundred And Eighty One 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

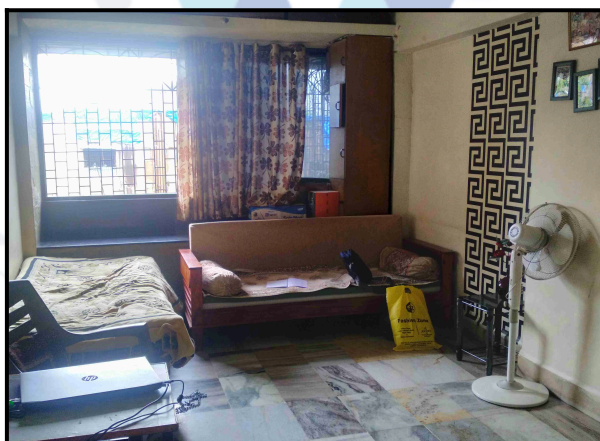
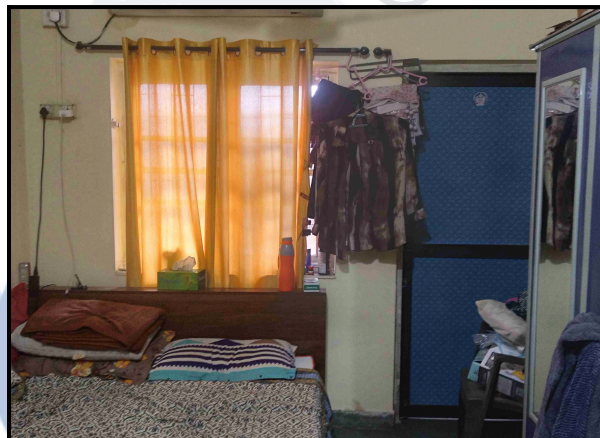
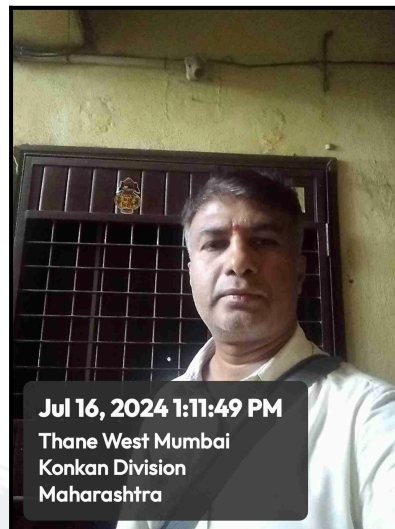
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 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 4 th Floor				
3	Year of construction	: 1993 (As per occupancy certificate)				
4	Estimated future life	: 29 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 flush door with M.S Safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Partly Marble Flooring and Partly Kota 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 plumbing with C.P. fittings. Casing Capping 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	: 2 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



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°13'28.7"N 72°58'49.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 4.9 Km).

Ready Reckoner Rate

Valuation		Home		Rule/Guideline		Logout	
Department of Registration & Stamps Government Of Maharashtra				नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन			
Valuation For Rural Area							
*** Welcome to Valuation of Properties in Maharashtra ***							
Location Details							
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other				Division Name: <input type="text" value="Kokan"/>		Help on Division	
District Name: <input type="text" value="ठाणे"/>		Taluka Name: <input type="text" value="ठाणे"/>		Village/Zone Name: <input type="text" value="गावाचे नाव : बालकुम"/>			
Attribute: <input type="text" value="सव्हे नंबर"/>		<input type="text" value="123"/>		SubZone Name: <input type="text" value="9/38/D-3ई-1 बालकुम ग"/>			
Mahapalika Area: <input type="text" value="Navi Mumbai Muncipa"/>							
		Open Land 33200		Residence 103600		Office 118000	
				Shop 129700		Industry 118000	
		Unit Square Meter					

Stamp Duty Ready Reckoner Market Value Rate for Flat	103600			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,03,600.00	Sq. Mtr.	9,625.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33200			
The difference between land rate and building rate(A-B=C)	70,400.00			
Percentage after Depreciation as per table(D)	31%			
Rate to be adopted after considering depreciation [B + (C X D)]	81,776.00	Sq. Mtr.	7,597.00	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

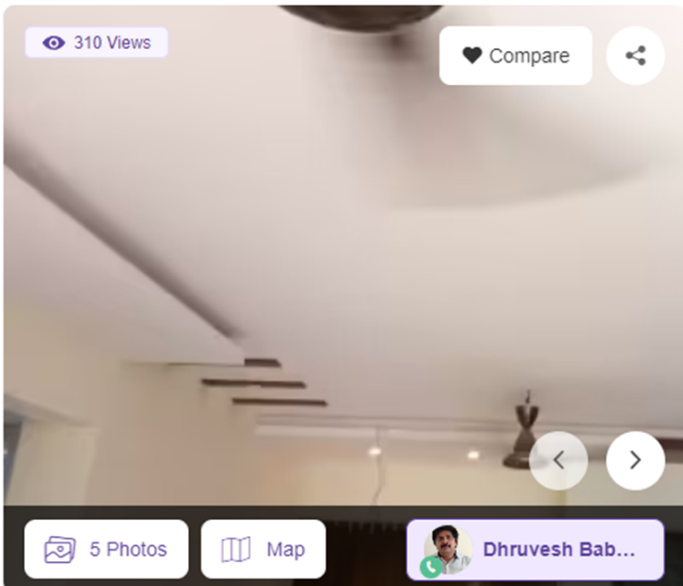
Depreciation Percentage Table

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	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	425.00	510.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,941.00	₹14,118.00	-

square yards
Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Sell or Rent Property Intelligence
Advertising Login



310 Views
Compare
Share

5 Photos
Map


Dhruvesh Bab...

Shruti Park
1 Bedroom 510 Sq.Ft. Apartment in Dhokali Thane
 Listing ID #7031596

₹ 72 L

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 510 Sq.Ft. (Built-up Area)
- 4th Floor out of 7 Floors

Recent Registered Sale
● Jul 2023 ₹ 55.00 L 505 Sq.ft

Whatsapp

Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

Save Extra with 2 offers

Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

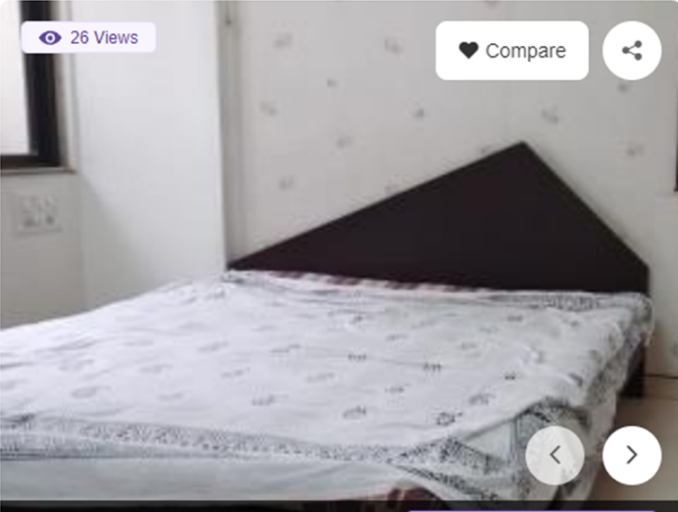
Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

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[Furnishing](#)
[Amenities](#)
[Agent Overview](#)
[About Project](#)
[Data Intelligence](#)
[Commute Time](#)

Property	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	333.00	400.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹20,120.00	₹16,750.00	-

square yards
Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Sell or Rent Property Intelligence
Advertising Login



26 Views
Compare
Share

3 Photos
Map

Pradip Sampat ...
Preferred Partner

Shruti Park
1 Bedroom 400 Sq.Ft. Apartment in Dhokali Thane
 Listing ID #5781285

₹ 67 L

- 1 Bedroom
- Semi-Furnished
- 1 Bathroom
- 400 Sq.Ft. (Built-up Area)
- Community View
- 3rd Floor out of 19 Floors

Recent Registered Sale
● Nov 2023 ₹ 58.00 L 540 Sq.ft

Whatsapp

Request for Call

[Found Something Wrong with this Listing? Report Here.](#)

Save Extra with 2 offers

Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,444.00	₹12,037.00	-

811174

08-02-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 8111/2023

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5458580.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: ए-1/503, माळा नं: 5वा मजला, इमारतीचे नाव: श्रुती पार्क को-ऑप.हो.सो.ली., ब्लॉक नं: बाळकूम,ढोकाळी नाका, रोड नं: कोलशेत रोड,ठाणे वेस्ट - 400607, इतर माहिती: सदनिकेचे क्षेत्र 540 चौ. फूट बांधीव,झोन क्र. 9/38/डी-3ई-1((Survey Number : Survey No. 128/1, 129/1,2,3,4,5(p),7,8, 130, 305/1,2,3,4,11 ;))
(5) क्षेत्रफळ	540 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:-प्रवीण व्ही. पाटील . वय:-46 पत्ता:-प्लॉट नं: फ्लॅट नं. 503, माळा नं: पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.हो.सो.ली., ब्लॉक नं: ढोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AJVPP4397B 2): नाव:-श्रेया प्रवीण पाटील . वय:-41 पत्ता:-प्लॉट नं: फ्लॅट नं. 503, माळा नं: पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.हो.सो.ली., ब्लॉक नं: ढोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BBCPP4944E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाळा वासुदेव निकम . वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. 501, माळा नं: पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.हो.सो.ली., ब्लॉक नं: ढोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AHNPN0161D 2): नाव:-अपर्णा बाळा निकम . वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं. 501, माळा नं: पाचवा मजला, ए-1 विंग, इमारतीचे नाव: श्रुती पार्क को-ऑप.हो.सो.ली., ब्लॉक नं: ढोकाळी नाका, रोड नं: कोलशेत रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AISP3329B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	8111/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	455000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थेरा	
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 **17th 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 **₹ 71,76,281.00 (Rupees Seventy One Lakhs Seventy Six Thousands Two Hundred And Eighty One 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.:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

